



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



**June 18, 2008**

Bruce W. McClendon FAICP  
Director of Planning

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012

Dear Supervisors:

**HEARING ON THE LOS ANGELES COUNTY 2008-2014 DRAFT HOUSING  
ELEMENT (ALL SUPERVISORIAL DISTRICTS) (3-VOTES)**

**SUBJECT**

The proposed update to the Housing Element consists of technical revisions to address the Regional Housing Needs Assessment (RHNA) for the County; revisions to reflect recent changes in the State Housing Element Law; updated analyses; and new programs to meet the County's housing development goals, pursuant to the State Housing Element Law.

**IT IS RECOMMENDED THAT YOUR BOARD:**

1. Consider the attached Negative Declaration together with any comments received during the public review process, find on the basis of the whole record before the Board that there is no substantial evidence that the project will have a significant effect on the environment, find that the Negative Declaration reflects the independent judgment and analysis of the Board, and adopt the Negative Declaration; and
2. Approve and adopt by a resolution to be prepared by County Counsel prior to the public hearing date, the recommendation of the Regional Planning Commission as reflected in the attached 2008-2014 Draft Housing Element and determine that it is compatible with and supportive of the goals and policies of the Los Angeles County General Plan; and
3. Repeal the Housing Element for the 1998-2005 planning period, which was adopted by your Board on October 23, 2001, upon effect of the attached 2008-2014 Draft Housing Element.

## **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

The State Housing Element Law (California Government Code §§65580-65589.8) requires every local jurisdiction to prepare and regularly update the Housing Element, which is one of the seven mandated Elements of the General Plan. The purpose of the Housing Element is to analyze existing, and to plan for future housing needs for all unincorporated areas of Los Angeles County. The Housing Element must address the housing needs of all income levels and accommodate a diversity of housing types and special needs.

All local jurisdictions located within the region covered by the Southern California Association of Governments (SCAG), including the County of Los Angeles, are required to prepare and submit their adopted Housing Elements to the State Department of Housing and Community Development (HCD) by July 1, 2008. At the time of submittal, HCD will undergo a 90-day review to determine compliance with the State Housing Element Law.

Housing Elements are required to be updated periodically to ensure that every local jurisdiction plans for its fair share of the regional housing need. SCAG has determined that unincorporated Los Angeles County's fair share, or its Regional Housing Needs Assessment (RHNA) allocation, is 57,176 dwelling units to be built over the period July 1, 2008 to June 30, 2014. The RHNA, broken down by income level, is shown in Table 1.

**Table 1. RHNA for Unincorporated Los Angeles County**

	Very Low (≤50% AMI*)	Lower (≤80% AMI)	Moderate (≤120% AMI)	Above Moderate (>120% AMI)	Total Housing Units
<b>RHNA</b>	14,425	9,073	9,816	23,862	<b>57,176</b>

\*Area Medium Income

The Housing Element provides an assessment of the diversity and magnitude of the housing needs in the unincorporated areas. For example, the unincorporated areas of Los Angeles County face a high rate (25%) of overcrowding, and 26% of households are overpaying for housing. In addition, on any given night, there are over 10,000 homeless individuals—91% of which are not sheltered, in the unincorporated areas. The Housing Element also provides an assessment of mortgage foreclosures. In the second quarter of 2007, Los Angeles County, as a whole, accounted for 34% of all foreclosures filed in Southern California.

Through a market-based approach, the Housing Element ensures that local jurisdictions incentivize and encourage the production of a diversity of housing types for a variety of needs and income levels. Compliance with the State Housing Element Law provides the public and private sectors with a clear set of goals and policies to appropriately guide housing development over the next six years. Furthermore, the State incentivizes compliance by prioritizing funding for State housing programs with certified Housing Elements.

### **Implementation of Strategic Plan Goals**

The Draft Housing Element promotes the County's strategic planning goal of "service excellence" by identifying regulatory barriers to housing development, and offering solutions to removing these constraints. The goal of "organizational effectiveness" is also promoted by providing continuous quality improvements to the County's services.

Furthermore, the Draft Housing Element addresses the County's goal of focusing on "children and families' well-being." Adequate and safe housing is necessary to create strong and stable families. The Draft Housing Element addresses the housing needs of all income levels and special needs groups, including single-parent households and large families.

### **FISCAL IMPACT/FINANCING**

Adoption of the Draft Housing Element will not result in any significant new costs to the Department of Regional Planning or other County departments. The majority of the programs outlined in the Draft Housing Element are ongoing programs. The implementation of the new programs will be funded by applicable County departments, including the Department of Regional Planning, through the General Fund as part of the overall work program.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

The General Plan must contain a Housing Element that sets forth goals, policies and programs for preservation, improvement and the development of housing for all income levels and special needs populations. The Housing Element is required, pursuant to the State Housing Element Law, to be periodically updated to ensure that every local jurisdiction properly plans for its fair share of the regional housing need. In addition, §65583(c)(7) of the Government Code requires that a local jurisdiction's Housing Element describe the means by which consistency will be achieved with other General Plan Elements and community goals. The Draft Housing Element is compatible with and supportive of the policies outlined in the Los Angeles County General Plan. At the time of adoption of the forthcoming General Plan Update, the County will amend the Housing Element, as needed, to demonstrate consistency and the continued ability to accommodate the RHNA under the updated General Plan Land Use Element.

The State Housing Element Law prescribes the contents of the Housing Element. The Draft Housing Element contains the required analyses, including: a parcel specific inventory of vacant and underutilized sites, a housing needs assessment, an analysis of governmental and non-governmental constraints to housing development, and a list of programs focused on addressing the identified needs and constraints.

In addition, the State Housing Element Law requires that local governments make a diligent effort to achieve public participation of all economic segments of the community in the development of the Housing Element.

The County staff organized community forums on housing issues within the following unincorporated communities of Los Angeles County between October 1 and November 14, 2007: Willowbrook, the Santa Monica Mountains, Marina del Rey, Florence-Firestone, Altadena, and the Antelope Valley. The staff promoted the meetings by targeting neighborhood groups, canvassing communities, publishing newspaper notices, and mailing announcements to over 5,000 identified stakeholders and groups. Other outreach efforts included focus group discussions, the distribution of housing surveys, and regular updates on the status of the Housing Element (via postcards and email announcements).

Pursuant to Government Code §65575(b), the County submitted the Draft Housing Element to the State Department of Housing and Community Development (HCD) on February 29, 2008 for the mandatory 60-day review and comment period. The County received HCD's comment letter on April 29, 2008.

The Regional Planning Commission conducted a public hearing and heard testimony from the public regarding the Draft Housing Element on April 2, May 28, and June 18, 2008. In total, three members of the public testified with concerns regarding inadequate infrastructure, insufficient efforts to preserve the County's affordable housing stock, and the importance of providing accommodations, or flexibility in the application of zoning and land use regulations, for persons with disabilities. In addition to these testimonies, the County received 17 public comment letters and 17 housing survey replies regarding the Draft Housing Element. During this time and at the instruction of the Commission, the staff also met with multiple groups and individuals to discuss and address their concerns.

A public hearing is required pursuant to Section 22.16.200 of the County Code and §§65353-65356 of the Government Code. Required notice must be given pursuant to the procedures and requirements set forth in Section 22.60.174 of the County Code. These procedures exceed the minimum standards of §65090 of the Government Code relating to notice of public hearing.

The County incorporated the State's comments, as well as the public comments, into the Draft Housing Element.

## **ENVIRONMENTAL DOCUMENTATION**

The staff has prepared a Draft Initial Study and Negative Declaration for the Draft Housing Element in compliance with the California Environmental Quality Act (CEQA) and the environmental reporting procedures of the County of Los Angeles.

The Housing Element serves as a policy guide for meeting the existing and future housing needs of all economic segments of the unincorporated areas of Los Angeles County. It analyzes adopted land use policies to ensure that Los Angeles County properly plans for its fair share of the regional housing need. For these and other reasons, the Initial Study determined that there is no substantial evidence that the



adoption of the Draft Housing Element will have a significant effect on the physical environment, and therefore, a Negative Declaration was prepared.

A copy of the proposed Negative Declaration was transmitted to all County libraries for public review. Public notice was published in 13 newspapers of general circulation between February 28 and March 3, 2008, pursuant to Public Resources Code Section 21092. The staff received two general form letters from SCAG and State of California Native American Heritage Commission regarding the proposed Negative Declaration, and a recommendation from the Department of Parks and Recreation to add a minor point of clarification to the Draft Initial Study.

Based on the attached Negative Declaration, the adoption of the Draft Housing Element will not have a significant effect on the environment.

**IMPACT ON CURRENT SERVICES (OR PROJECTS)**

Approval of the Draft Housing Element will not significantly impact County services.

Respectfully submitted,

DEPARTMENT OF REGIONAL PLANNING



Bruce W. McClendon, FAICP  
Director of Planning

BWM:RH:CC:AR

Attachments:

1. Resolution of the Regional Planning Commission
2. Project Summary
3. Draft Housing Element
4. Draft Initial Study and Negative Declaration
5. HCD 60-Day Review Letter, April 29, 2008
6. Summary of Regional Planning Commission Proceedings
7. Public Comment Letters
8. Legal Notice of Board Hearing
9. List of Persons to be Notified

c:

Chief Executive Officer  
County Counsel  
Executive Officer, Board of Supervisors

**RESOLUTION  
THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES**

**WHEREAS**, the Regional Planning Commission of the County of Los Angeles has conducted public hearings on the matter of the update to the Los Angeles County Housing Element, pursuant to the State Housing Element Law (§§65580-65589.8 of the California Government Code), on April 2, 2008, May 28, 2008 and June 18, 2008; and

**WHEREAS**, the Commission finds as follows:

1. The Board of Supervisors of the County of Los Angeles adopted the General Plan, pursuant to California Government Code §65300, on November 25, 1980; and
2. The General Plan must contain a Housing Element that sets forth goals, policies and programs for preservation, improvement and the development of housing for all income groups and persons with disabilities; and
3. The Housing Element is required to be updated periodically to, among other things, evaluate the appropriateness and effectiveness of a jurisdiction's housing goals, objectives and policies with respect to that jurisdiction providing for their fair share of regional housing need, as required by California Government Code §65588; and
4. The Southern California Association of Governments (SCAG) undertakes a Regional Housing Need Assessment ("RHNA") and determined that the County's fair share of the regional housing need for the period July 1, 2008-June 30, 2014 is as follows: 14,425 units for very low income households; 9,073 units for lower income households; 9,816 units for moderate income households; and 23,862 units for above moderate income households; and
5. The County credited housing units constructed or approved between January 1, 2006 and April 30, 2008 toward the RHNA; and
6. A local jurisdiction's inventory of land suitable for residential development shall be used to identify sites that can be developed for housing within the planning period and that are sufficient to provide for the jurisdiction's share of the regional housing need for all income levels, pursuant to §65583.2 of the California Government Code; and
7. The County identified the following in the Adequate Sites Inventory to demonstrate its ability to accommodate the RHNA over the 2008-2014 planning period:
  - Vacant and underutilized residential sites in the urban unincorporated areas;
  - Vacant and underutilized commercial sites where mixed use is permitted in the urban unincorporated areas;
  - Remaining capacity of Specific Plan areas;
  - Potential for second units;
  - Potential for affordable manufactured housing and mobilehome parks on vacant sites in the Antelope Valley;
  - Potential of additional units based on pending case information;
  - Potential of additional units based on various density scenarios in the Blue Line and Green Line TOD and the proposed Gold Line TOD; and

8. The County provided a comprehensive analysis, using a combination of technical analyses and the application of local knowledge, to provide a sound basis for realistic capacity. The analyses include demonstrating lot consolidation potential for sites less than 0.5 acre; adjusting site capacity based on additional standards and/or incentives provided by geographically-specific zoning overlays; the redevelopment potential of the underutilized sites; and an analysis of the availability of infrastructure to support the sites in the Adequate Sites Inventory; and
9. The Draft Housing Element concludes that the County unincorporated areas have the appropriate and realistic capacity to meet the RHNA through a variety of housing types and to address the housing needs of special needs groups;
10. California Government Code §65583 requires that a Housing Element include a program that sets forth a schedule of actions during the planning period that the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the Housing Element through the administration of land use and development controls, the provision of regulatory concessions and incentives, and other means; and
11. The Draft Housing Element includes a list of programs to increase the supply of housing, preserve existing housing stock and provide equal access to housing opportunities; and
12. California Government Code §65583 further requires that a Housing Element include an analysis of population and employment trends, existing and projected housing needs and other housing analyses; and
13. The Draft Housing Element includes a housing needs assessment, analysis of governmental and nongovernmental constraints to housing development in the unincorporated areas and other analyses required by California Government Code §65583; and
14. Upon adoption, the County will submit the Housing Element to the State Department of Housing and Community Development (HCD) for certification; and
15. The Housing Element must be certified to comply with the State Housing Element Law; and
16. The State prioritizes funding for State housing programs for local jurisdictions with certified Housing Elements; and
17. California Government Code §65583(c)(7) requires that a local jurisdiction's Housing Element describe the means by which consistency will be achieved with other General Plan Elements and community goals; and
18. The Draft Housing Element is consistent with the purpose, intent and provisions of the General Plan; and
19. At the time of adoption of the forthcoming General Plan Update, the County will amend the Housing Element, as needed, to demonstrate the continued ability to accommodate the RHNA under the updated General Plan Land Use Element; and

20. An Initial Study was prepared for the Draft Housing Element in compliance with the California Environmental Quality Act (CEQA), which demonstrates that there is no substantial evidence that the amendments will have a significant effect on the environment. Based on the Initial Study, the Department of Regional Planning has prepared a related Negative Declaration for this project; and
21. Upon notice duly provided pursuant to California Government Code §65090 and 22.64.174 of the Los Angeles County Code, the Regional Planning Commission held public hearings on the Housing Element on April 2, May 28, and June 18, 2008; and
22. Pursuant to California Government Code §65585(b), the County submitted the Draft Housing Element to the State Department of Housing and Community Development (HCD) on February 29, 2008 for the mandatory 60-day review and comment period; and
23. The County received the State Department of Housing and Community Development's (HCD) comment letter on April 29, 2008; and
24. The County incorporated the State's comments, as well as public comments, into the Draft Housing Element.

**WHEREAS**, the Regional Planning Commission, having considered all materials, file information, the negative declaration, all State and public comments and reports from the staff, does make the following findings:

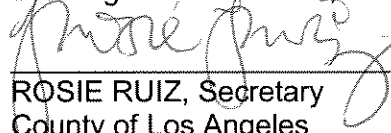
1. The Negative Declaration dated March 2, 2008 was prepared, reviewed and circulated, and revised on June 12, 2008, pursuant to the provisions of the County Code and the California Environmental Quality Act (CEQA) and reflects the independent judgment and analysis of the County; and, the project has no potential to cause significant impacts to the environment; and
2. The proposed revision to the Los Angeles County General Plan Housing Element sets forth policies and programs intended to guide the development of housing, including housing for special needs populations and households of all income levels, within the unincorporated areas of Los Angeles County; and
3. There exists within unincorporated Los Angeles County an affordable housing crisis, as well as constraints to the further development of affordable housing related to regulatory, physical, and financial issues. The adoption of the Draft Housing Element is intended to reduce or eliminate these constraints to the greatest extent feasible, while protecting and promoting the public health, safety and welfare.

**NOW, THEREFORE BE IT RESOLVED**, that the Regional Planning Commission recommends to the Board of Supervisors as follows:

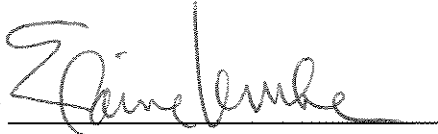
1. That the Board hold a public hearing to consider the 2008-2014 Draft Housing Element, pursuant to §§65580-65589.8 of the California Government Code; and
2. That the Board find that the Negative Declaration reflects the independent judgment and analysis of the County, adopt the Negative Declaration and find that the 2008-2014 Draft Housing Element will not have a significant effect on the environment; and

3. That the Board adopt the 2008-2014 Draft Housing Element, and determine that the Draft Housing Element is compatible with and supports the goals and policies of the Los Angeles County General Plan.

I hereby certify that the foregoing resolution was adopted by a majority of the voting members of the Regional Planning Commission in the County of Los Angeles on June 18, 2008.

  
ROSIE RUIZ, Secretary  
County of Los Angeles  
Regional Planning Commission

APPROVED AS TO FORM:  
OFFICE OF THE COUNTY COUNSEL

By 

ELAINE LEMKE  
Principal Deputy County Counsel

## DEPARTMENT OF REGIONAL PLANNING

### PROJECT SUMMARY

<b>PROJECT IDENTIFICATION:</b>	Proposed update to the Housing Element of the Los Angeles County General Plan
<b>REQUEST:</b>	Adoption of the proposed update to the Housing Element
<b>LOCATION:</b>	Countywide
<b>STAFF CONTACT:</b>	Ms. Connie Chung at (213) 974-6425
<b>RPC MEETING DATES:</b>	April 2, May 28 and June 18, 2008
<b>RPC RECOMMENDATION:</b>	Board public hearing to consider adoption of the proposed update to the Housing Element
<b>MEMBERS VOTING AYE:</b>	Commissioners Valadez, Bellamy, Helsley, Modugno, and Rew
<b>MEMBERS ABSENT:</b>	None
<b>KEY ISSUES:</b>	<p>The proposed update to the Housing Element consists of technical revisions to address the Regional Housing Needs Assessment (RHNA), revisions to reflect recent changes in State Housing Element Law, updated analyses, and new programs to meet our housing development goals, pursuant to Sections 65580-65589 of the California Government Code.</p> <p>The adoption of the proposed Housing Element commits the County to planning for and encouraging the development of 57,176 new housing units within the planning period of 2008-2014.</p>
<b>MAJOR POINTS FOR:</b>	<p>The State law prescribes the Housing Element update schedule. All local jurisdictions within the Southern California Association of Governments region, including the County of Los Angeles, are required to submit adopted Housing Element Updates by July 1, 2008.</p> <p>If the County does not adopt a Housing Element, or</p>

does not receive State certification of the adopted Housing Element, the County will be out of compliance with the State Law, thereby resulting in the County being ineligible for State affordable housing and infrastructure funding, and vulnerable to lawsuits.

The proposed update to the Housing Element contains policies and programs to responsibly address the housing pressures facing Los Angeles County. The new and existing programs focus on infill and transit-oriented development, and redirect growth away from areas with limited infrastructure and sensitive environmental features.

The Housing Element provides a framework for ensuring affordable and accessible housing options for residents at all income levels, as well as special needs groups. Programs to address these needs are included in the Housing Element, along with documentation assuring the ongoing availability of program funding.

**MAJOR POINTS AGAINST:**

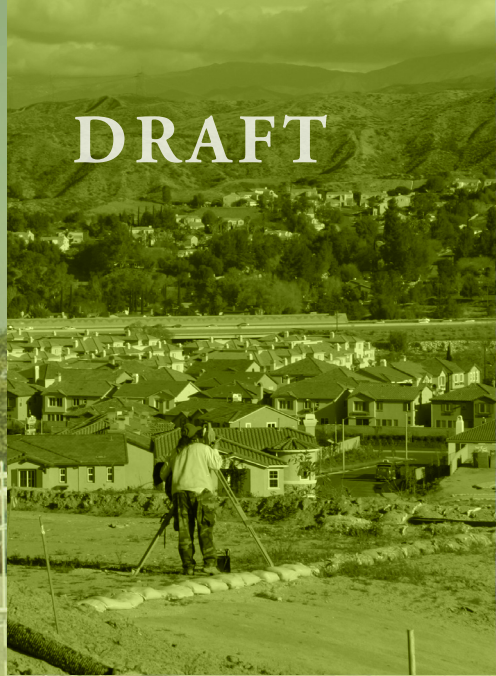
Some of the programs included in the proposed update to the Housing Element are modest in their commitment to provide new housing opportunities within the next planning period.

Some of the programs included in the proposed update to the Housing Element will require additional staff and consultant resources.

The programs and analyses in the Housing Element are formulated in response to the RHNA allocation of projected housing need provided by the Southern California Association of Governments, as required by the State law. Historically, this allocation has over-estimated population and household growth in the region.



DRAFT



# County of Los Angeles General Plan Housing Element

2008-2014



June 2008







**DRAFT**

**COUNTY OF LOS ANGELES  
GENERAL PLAN HOUSING ELEMENT  
2008-2014**

**County of Los Angeles  
Department of Regional Planning**

**June 2008**



### **Board of Supervisors**

Gloria Molina, First District  
Yvonne B. Burke, Second District  
Zev Yaroslavsky, Third District  
Don Knabe, Fourth District  
Michael D. Antonovich, Fifth District

Adopted: XXXXXXXX

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Harold V. Helsley, Chair  
Leslie G. Bellamy, Vice Chair  
Esther L. Valadez, Commissioner  
Wayne Rew, Commissioner  
Pat Modugno, Commissioner

Approved: XXXXXX



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## INTRODUCTION

In the last decade, significant economic and demographic changes in Los Angeles County have challenged the ability of local jurisdictions and the housing sector to construct adequate and affordable housing. Rapidly rising home prices, continued population growth, and the diminishing availability of buildable land have contributed to the scarcity of affordable housing. Recently, the housing market has softened, reversing the prolonged trend of escalating home prices. At this time, however, it is not possible to gauge the long-term effects of a softening housing market, including a considerable increase in foreclosure activity. Despite housing market adjustments, providing adequate housing—especially low- and moderate-income housing—remains a significant challenge to both local governments and the private sector.



*Affordable Housing*

The Los Angeles County Housing Element serves as a policy guide to address these issues, as well as the comprehensive housing needs of the unincorporated areas of Los Angeles County. The provision of decent, safe, sanitary, and affordable housing for current and future residents of the unincorporated areas of Los Angeles County is the primary focus of the Housing Element. Additionally, the Housing Element places special emphasis on certain segments of the population, such as the elderly, the disabled, single-parent households, and the homeless, as these groups may have more difficulty in finding decent and affordable housing due to their special needs.

The purpose of the Housing Element is to:

- Determine the existing and projected housing needs of residents of the unincorporated areas;
- Establish goals and policies that guide decision-making to address housing needs; and
- Implement actions that encourage the private sector to build housing, while ensuring that government policies do not serve as a constraint to housing production.

The Housing Element is designed to incorporate various assumptions about housing and development trends in Los Angeles County. These planning assumptions were derived from extensive demographic research and data analyses, and extensive input from community members. As outlined in the Los Angeles County General Plan, these planning assumptions include:

- Housing demand, especially for affordable housing, will remain high;
- Consistent housing construction to meet the County's regional housing goals will be needed to keep pace with the County's expected rate of population growth;
- Development activities will proliferate in the Santa Clarita Valley and Antelope Valley areas;



*Public Outreach*



*Community Participation*

- There will be a continued decrease in land available for new housing throughout the County, coupled with a continued increase in pressure to preserve open space and agricultural land; and
- Higher density housing is needed to balance the shortages of land for development and the increasing needs for housing and commerce.

### **SUMMARY OF HOUSING DEVELOPMENT ISSUES**

The population of Los Angeles County continues to grow steadily. For several years, housing production has been unable to keep pace with population growth. A consequence of this imbalance, until very recently, has been escalating housing prices and fewer housing opportunities, especially for low to moderate income households. Contributing factors to lagging housing production include:



*Open Space – Antelope Valley*

- **Increased Land Costs:** Land costs appear to be one of the major contributing factors to high housing prices and rents in Los Angeles County. The shortage of developable land drives up the price. At this time, it is unknown how the softening real estate market will affect long-term land costs and the impetus to construct housing in the region.
- **Increased Construction Costs:** The prevailing wage requirement, in accordance with the State law,<sup>1</sup> substantially increases the cost of affordable housing construction. Additionally, the cost of construction materials, such as timber, steel, and fuel, has risen rapidly in the last few years.
- **Lack of Available, Buildable Land:** As a mature jurisdiction, the developable portions of the unincorporated areas of Los Angeles County are substantially built out. Many communities, but not all, have little or no vacant land remaining for development. This lack of adequate land inventory increases land value and becomes a constraint to developing affordable housing.
- **Hazard Prevention, Environmental Protection, and Open Space Interests:** Much of the remaining vacant land in the unincorporated areas is mountainous, physically hazardous (steep slopes, floodplains, landslide areas, faultline areas, brush fire areas), and environmentally sensitive. Efforts to preserve environmentally sensitive habitats and create more stringent standards to protect lives and property from physical hazards have made development infeasible in many of these areas.
- **Community Resistance:** Historically, most existing neighborhoods have opposed projects that could increase density; potentially affect traffic, noise, and air quality; and create other impacts to their communities. Although this is still a concern, resistance seems to have tempered somewhat as some communities have also expressed the need for higher density housing near transit and commercial corridors, and mixed use developments as solutions to the lack of affordable housing.
- **Lack of Housing Diversity:** Many communities in the unincorporated areas predominantly consist of single-family homes. Resultant problems include a lack of housing affordability, overcrowding, and barriers to entry for low- and moderate-income households.

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<sup>1</sup> Per SB 975 (Alarcon).

## HOUSING ELEMENT LAW

### Housing as a Vital Statewide Goal

The Housing Element is designed to provide a local jurisdiction with a coordinated and comprehensive strategy for promoting the production of safe, decent, and affordable housing within the community. Government Code Section 65580 states the intent of creating Housing Elements:

*The availability of housing is of vital Statewide importance, and the early attainment of decent housing and a suitable living environment for every Californian, including farmworkers, is a priority of the highest order.*

To accomplish this Statewide housing goal, the State legislature finds that:

- The cooperative participation between local governments and the private sector is required to expand housing opportunities and accommodate the housing needs of Californians of all economic levels;
- The provision of adequate affordable housing to address regional housing needs requires the cooperation of all levels of government; and
- Local governments have a responsibility to use their authority to make adequate provision for the housing needs of all economic segments of the community.

As part of its efforts to achieve this fundamental goal, the State enlists the assistance of local governments to undertake a “good faith effort” to advance this goal by adopting a Housing Element as part of their General Plan. The State mandates that local governments undertake the preparation of a Housing Element to achieve the following:

- To ensure that local governments recognize their responsibilities in contributing to the attainment of the State housing goal;
- To ensure that local governments prepare and implement Housing Elements that, along with Federal and State programs, will move toward attainment of the State housing goal;
- To recognize that each locality is best capable of determining what local efforts are required to attain the State housing goal, provided that they are compatible with the State housing goal and regional housing needs; and
- To consider and weigh economic, environmental, and fiscal factors, as well as community goals set forth in the General Plan.



*Affordable Housing – Playground*

This Housing Element represents a commitment on the part of Los Angeles County to work toward the attainment of this major public policy, and to meet the requirements mandated by the State, on behalf of the unincorporated areas.



## **Legal Compliance**

The Housing Element is a legally required Element of the General Plan. This revision to the Housing Element of the Los Angeles County General Plan was prepared to comply with the California Government Code, beginning at Section 65583, and the General Plan Guidelines issued in 2003 by the Governor's Office of Planning and Research.

### ***California Department of Housing and Community Development (HCD) Review***

The mandatory 60-day review of the Draft Housing Element by the HCD occurred between the following dates: February 28, 2008, and April 29, 2008. The previous Housing Element covered the period 1998-2005 and was adopted by the Los Angeles County Board of Supervisors on October 23, 2001.

## **Public Participation**

The public participation requirement of the Housing Element Law presents an opportunity to engage community stakeholders in a dialogue to define problems and develop solutions. Government Code Section 65583(c)(7) describes the public participation requirement for Housing Elements:

*The local government shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort.*

The inclusion of community stakeholders in the Housing Element public participation process helps to ensure that appropriate housing strategies are efficiently and effectively evaluated, developed, and implemented.

Appendix D describes the public participation process for the Los Angeles County Housing Element. Appendix D also includes a public input matrix that summarizes some of the major comments and recommendations received from the community meetings and focus group discussions, and where public comments are addressed in the Housing Element.

### ***Housing Element Planning Cycle***

The State law requires Housing Elements to be updated at least every 5 years to reflect a community's changing housing needs. However, the State legislation has previously extended Housing Element cycles past 5 years. Due to changes requested by Southern California Association of Governments (SCAG) and approved by HCD, the planning period for Housing Elements in the SCAG region for the next planning period, beginning July 1, 2008, is 6 years.



*Athens Village*

Pursuant to the provisions of Government Code Section 65584.02, SCAG requested that the Regional Housing Need Assessment (RHNA) be coordinated with the Regional Transportation Plan (RTP) process to better coordinate housing and transportation planning.

HCD accepted SCAG's request to combine the RHNA process with the forecasting process for the update of the 2007 RTP. As a result, the final adoption of the RHNA by SCAG was extended from July 1, 2005, to July 1, 2007. As the final RHNA adoption must occur at least 1 year prior to the Housing Element due date (Government Code Section 65584), the next (Fourth) statutory deadline for Housing Elements within the SCAG region was extended from July 1, 2006, to July 1, 2008.

**GENERAL PLAN CONSISTENCY**

The Housing Element is one of the seven General Plan Elements required by the State law. The other mandatory Elements of the General Plan are Land Use, Circulation, Open Space, Conservation, Safety, and Noise. The Los Angeles County General Plan includes two additional Elements: Public Services and Facilities, and Economic Development.

The State law requires the Elements of the General Plan to be consistent. The Housing Element is consistent with all of the other Elements of the General Plan, in that it does not require any significant changes to the other Elements of the General Plan, modify or relocate density, and recommend policies or action programs that would create housing at the expense of goals and policies within the General Plan. However, several Elements of the General Plan may affect housing development strategies because they govern environmental or man-made factors that impact the County's ability to accommodate housing.

Section 65583(c)(7) of the Government Code requires that a local jurisdiction's Housing Element describe "the means by which consistency will be achieved with other General Plan Elements and community goals." The County has established procedures toward ensuring internal consistency between the Housing Element and other General Plan Elements.

Housing Element policies and residential land use designations are shaped by other General Plan policies, with particular focus on hazard avoidance (i.e., brush fires, hillside management, floodplain policies, landslides, earthquakes, etc.); resource protection (i.e., sensitive environmental areas and major recreational areas, such as the Santa Monica Mountains); avoidance of irritating noise sources; and the cost of providing additional infrastructure, such as for water and sewers, to undeveloped areas.

The County of Los Angeles is currently undertaking a comprehensive update to the Los Angeles County General Plan and anticipates the completion of the update by 2010. The County is committed to ensuring that the policies of the General Plan Update will be consistent with the Housing Element. At the time of adoption of the General Plan Update, the County will amend the Housing Element, as needed, to demonstrate the continued ability to accommodate the RHNA under the updated General Plan Land Use Element.

**AFFORDABLE HOUSING DEVELOPMENT IN LOS ANGELES COUNTY**

Although some efforts to produce affordable housing are generated by the private sector and nonprofit housing developers, in large part, the major sponsor of affordable housing is the public sector. For the unincorporated areas, the Los Angeles County Community Development Commission (CDC) sponsors the development of affordable and special needs housing.

The CDC is a regional financial resource for the development of affordable and special needs housing for Los Angeles County, including some incorporated cities. On behalf of the entire County, the CDC administers the HOME Investment Partnerships Program (HOME) and Community Development Block Grant (CDBG) funds to the unincorporated areas and 47 cities that participate in the CDC's Urban County Program.

In addition, the CDC continues to administer the City of Industry Redevelopment Housing Set-Aside Funds ("Industry Funds"). The Industry Funds are loaned to qualified affordable and special needs housing developments, within any local jurisdiction located within a 15-mile radius of the City of Industry. Since the program began, over \$165 million in Industry Funds have leveraged approximately \$914 million from other funding sources to help create over 5,300 units of affordable housing throughout Los Angeles County. Between 2000 and 2007, 405 units were constructed in the unincorporated areas using the Industry Funds, including:

- 58 units for persons with mental disabilities;
- 16 units for emancipated foster youth;
- 169 units for seniors;
- 29 rental units for other low- and moderate-income households; and
- 133 for-sale units for low- and moderate-income households.



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## GOALS AND POLICIES

The goals described in this Chapter formulate the County's housing strategy and guide the implementation of the Housing Element programs. The policies are intended to guide the County in making decisions related to housing issues, including the daily administration of the General Plan, and the public in understanding the general direction of the County's housing policies.

### HOUSING AVAILABILITY

A sufficient inventory of housing is needed to accommodate the housing needs of unincorporated area residents. The State legislature recognizes significant housing deficiencies among certain economic segments of the State's population and considers housing availability an issue of "vital State-wide importance." The County places particular emphasis on providing housing opportunities to low-income households and those with special needs, such as seniors, persons with disabilities, the homeless, and those in transitional living situations. Accordingly, the following policies are designed to guide future development toward the production of a diverse housing supply to meet the varied needs of the population as a whole.



*New Housing Starts*

**Goal 1:** A wide range of housing types in sufficient supply to meet the needs of current and future residents, particularly persons with special needs, including but not limited to low-income households, seniors, persons with disabilities, single-parent households, the homeless and at-risk homeless, and farmworkers.

**Policy 1.1:** Make available through land use planning and zoning an adequate inventory of vacant and underutilized sites to accommodate the County's RHNA.

**Policy 1.2:** Mitigate the impacts of governmental regulations and policies that constrain the provision and preservation of affordable housing and housing for persons with special needs.

**Policy 1.3:** Coordinate with the private sector in the development of affordable and special needs housing for both rental and homeownership. Where appropriate, promote such development through incentives.

**Policy 1.4:** Assist private nonprofit housing developers in identifying and consolidating suitable sites for developing housing for low-income households and other special needs groups.

**Policy 1.5:** Advocate legislation and funding for programs that expand affordable housing opportunities and support legislative changes to State housing programs to ensure that the criteria for the distribution of funds to local governments are based, in part, on the housing needs reflected in the RHNA.

**Goal 2: Sustainable communities with access to employment opportunities, community facilities and services, and other amenities.**

**Policy 2.1:** Support the development of affordable housing near employment opportunities and/or within a reasonable distance of public transportation.

**Policy 2.2:** Encourage mixed use developments along major commercial and transportation corridors.

### **HOUSING AFFORDABILITY**

The households least able to afford adequate housing are those with low incomes (including extremely low-, very low-, and lower-income households). To accommodate the housing needs of all economic segments of the population, the County must ensure a housing supply that offers a range of options and prices. A variety of mechanisms should be explored to enhance affordability.

**Goal 3: A housing supply that ranges broadly in housing costs to enable all households, regardless of income, to secure adequate housing.**

**Policy 3.1:** Promote mixed income neighborhoods and a diversity of housing types throughout the unincorporated areas to increase housing choices for all economic segments of the population.

**Policy 3.2:** Incorporate advances in energy-saving technologies into housing design, construction, operation, and maintenance.

**Goal 4: A housing delivery system that provides assistance to low- and moderate-income households and those with special needs.**

**Policy 4.1:** Provide financial assistance and supportive services to assist low- and moderate-income households and those with special needs to attain and maintain affordable and adequate housing.

### **NEIGHBORHOOD AND HOUSING PRESERVATION**



*Neighborhood Preservation*

The preservation of sound, quality neighborhoods and the revitalization of deteriorating neighborhoods are essential to maintaining an adequate and decent housing supply. The State legislature considers “decent housing and a suitable living environment for every California family a priority of the highest order.” To this end, the following policies seek to ensure the general health, safety, and welfare for all economic segments of the population.

The improvement and conservation of existing housing will serve to meet the overall goal of maintaining a healthy and diverse housing supply. These efforts are especially important with regard to

the preservation or replacement of units that are affordable to low-income households. Future development and preservation efforts must also carefully consider environmental, physical, and economic constraints to generate effective housing developments.

**Goal 5: Neighborhoods that protect the health, safety, and welfare of the community, and enhance public and private efforts in maintaining, reinvesting in, and upgrading the existing housing supply.**

**Policy 5.1:** Support neighborhood preservation programs, such as graffiti abatement, abandoned or inoperative automobile removal, tree planting, and trash and debris removal.

**Policy 5.2:** Maintain adequate neighborhood infrastructure, sound community facilities, and services as a means of sustaining the overall livability of neighborhoods.

**Policy 5.3:** Enforce health, safety, building, and zoning laws directed at property maintenance as an ongoing function of the County government.

**Goal 6: An adequate supply of housing preserved and maintained in sound condition, located within safe and decent neighborhoods.**

**Policy 6.1:** Invest public and private resources in the maintenance and rehabilitation of existing housing to prevent or reverse neighborhood deterioration.

**Policy 6.2:** Allocate Federal and State resources toward the preservation of residential units, particularly those that are affordable to extremely low-, very low-, and lower-income households.

**Policy 6.3:** Inspect multi-family rental housing (with five or more units), contract shelters, and voucher hotels on a regular basis by the appropriate County agencies to ensure that landlords are maintaining properties, and not allowing them to fall into disrepair.

**Policy 6.4:** Maintain and improve community facilities, public housing services, and infrastructure, where necessary, to enhance the vitality of older, low-income neighborhoods.



*Affordable Housing – Interior Living Space*

**Goal 7: An affordable housing stock that is maintained for its long-term availability to low- and moderate-income households and those with special needs.**

**Policy 7.1:** Conserve existing affordable housing stock that is at risk of converting to market-rate housing.

**Policy 7.2:** Preserve and, where feasible, provide additional affordable housing opportunities within the Coastal Zone.

## EQUAL HOUSING OPPORTUNITY

The opportunity to obtain adequate housing without discrimination is an important component of a diverse housing supply.

**Goal 8: Accessibility to adequate housing for all persons without discrimination in accordance with Federal and State fair housing laws.**

**Policy 8.1:** Support the distribution of affordable housing, emergency shelters, and transitional housing in geographically diverse locations throughout the unincorporated areas, where appropriate support services and facilities are available in close proximity.

**Policy 8.2:** Enforce laws against illegal acts of housing discrimination. These include housing discrimination based on race, color, ancestry, national origin, sex, religion, sexual orientation, marital status, familial status, age, disability, source of income, or any arbitrary reason excluding persons from housing choice.

**Policy 8.3:** Promote equal opportunity in housing and community development programs Countywide.

**Policy 8.4:** Encourage housing design to accommodate the special needs of seniors, large families, single-parent households, and low-income households. Designs may include units with three, four, or five bedrooms; shared facilities; on-site child care facilities; or on-site job training facilities.

## **IMPLEMENTATION AND MONITORING**

Monitoring, enforcement, preservation, and innovation in housing should be established and maintained as an ongoing function of the County government.

**Goal 9: Planning for and monitoring the long-term affordability of sound, quality housing.**

**Policy 9.1:** Ensure collaboration among various County departments in the delivery of housing and related services.

**Policy 9.2:** Enforce and enhance the housing monitoring system to ensure compliance with funding program regulations and compliance with local, State, and Federal laws.

## PROGRAMS

The following programs implement the County's housing goals and policies regarding Housing Availability, Housing Affordability, Neighborhood and Housing Preservation, Equal Housing Opportunity, and Implementation and Monitoring. As described later in the Resources section of this Chapter, different housing programs implemented by the County have different geographic coverage. However, the quantified objectives identified in this section pertain only to the unincorporated areas. Table 2-1 summarizes the County's quantified objectives for the unincorporated areas for the 2008-2014 Housing Element planning period.

The existing and proposed programs are designed to maintain and increase the supply of housing, especially affordable housing; preserve existing units; and provide equal access to housing opportunities. It is important to note that the majority of the programs included are previously adopted, ongoing regulatory and funding programs. It is also important to note that many of the proposed programs require studying to determine their feasibility and appropriateness for implementation in the unincorporated areas and will be considered through the public process by the Regional Planning Commission and the Board of Supervisors prior to implementation.

This section provides an overview of housing programs offered by the County. Specific program guidelines and eligibility requirements are available from the identified responsible agencies.

### HOUSING AVAILABILITY

#### 1. Adequate Sites for Regional Housing Needs Allocation

The County will maintain an inventory of sites with zoning and development standards, and with adequate public infrastructure and services, to meet the County's Regional Housing Needs Assessment (RHNA) allocation of 57,176 units.

**Targeted Groups:** All economic segments of the population

**Geographic Coverage:** Unincorporated areas

**Timeframe and Objectives:**

- Facilitate the development of a variety of housing types by providing a supply of land that is adequate to accommodate the RHNA of 57,176 units.
- Maintain an inventory of sites and make it available to interested developers.
- Pursue completion and adoption of the General Plan Update and its associated Zoning Ordinance amendments by 2010.

**Responsible Agency:** Department of Regional Planning (DRP)

**Funding Source:** General Fund

**Related Policies:** Policies 1.1 and 1.4



Open Space – Antelope Valley



Canyon Park Grading

[Revised August 5, 2008]

## **2. Removal of Governmental Constraints**

Certain County rules and regulations may constrain the development of housing affordable to low- and moderate-income households and households with special needs. To mitigate potential constraints, the Zoning Ordinance Update Program (ZOUP), and other programs, will update the County's Zoning Code to do the following:

- Include a reasonable accommodations policy and procedure that is consistent with Federal and State fair housing laws, the State Housing Element Law, and the Health and Safety Code.;
- Amend the definition of "family" to be consistent with Federal and State fair housing laws;
- Remove Mobilehome Permit provisions;
- Address farmworker housing to be consistent with the Employee Housing Act and the State Housing Element law;
- Create standards for Single Room Occupancy (SRO) housing;
- Clarify provisions for transitional and supportive housing and emergency shelters, and ensure consistency with the State Housing Element Law; and
- Throughout the ZOUP process, address other possible standards, requirements and procedures in the Zoning Code that are inconsistent with the Housing Accountability Act, the State Housing Element Law, and State and Federal fair housing laws.

**Targeted Groups:** All economic segments of the population

**Geographic Coverage:** Unincorporated areas

**Timeframe and Objectives:**

- Amend the Zoning Ordinance through the ZOUP and other programs by 2010.
- Prepare reasonable accommodation policy and procedure by 2009.

**Responsible Agency:** DRP

**Funding Sources:** General Fund

**Related Policies:** Policies 1.2, 8.1, and 8.4

## **3. Affordable Housing Density Bonus Program**

The County Density Bonus Program provides incentives for affordable housing by permitting density increases beyond what is allowed by the General Plan, and requires set-asides for very low-, lower-, or moderate-income households and seniors. Density bonuses and incentives consistent with the State Density Bonus law can be requested through an Administrative Housing Permit. To qualify for a density bonus, the project must meet at least one of the following minimum requirements:

- 5% of the units set aside for very low-income households;
- 10% of the units set aside for lower-income households;
- 10% of the for-sale units set aside for moderate-income households;
- The donation of land for the development of housing for very low-income households;
- A senior citizen housing development consistent with State law; or
- A mobile home park for seniors consistent with State law.

With increases in the minimum set-aside, a project can receive a density bonus of up to 35% above what the General Plan allows, based on a sliding scale.



In addition to an increase in density, the County Density Bonus Program offers a variety of incentives. An applicant is eligible for one or more incentives, depending on the amount of affordable units that have been set aside for very low-, lower-, or moderate-income households. Incentives offered by the County include, but are not limited to:

- Reduced setbacks;
- Increased height limit;
- Reduced lot size requirements;
- Reduced lot width requirements;
- Reduced parking requirements;
- Additional density increases of up to 50% for 100% affordable developments for very low- and lower-income households; or
- Planning and zoning fee waivers for 100% affordable developments for very low- and lower-income households.

In addition, the County Density Bonus Program provides waivers or modifications to development standards, requests for incentives that do not meet the State criteria for qualified affordable housing developments, and up to a 50% density bonus for senior citizen housing developments through a discretionary procedure (Discretionary Housing Permit).

**Targeted Groups:** Low- and moderate-income households; seniors

**Geographic Coverage:** Unincorporated areas

**Timeframe and Objective:**

- By 2009, promote the County Density Bonus Program to developers, particularly in conjunction with the Mixed Use Ordinance and Transit Oriented Districts, through the dissemination of brochures, presentations, and web postings on the DRP web site, and by offering technical assistance to the public.

**Responsible Agencies:** DRP; CDC

**Funding Source:** General Fund

**Related Policies:** Policies 1.3, 2.1, 2.2, and 3.1

#### **4. Infill Sites Utilization Program**

The County Infill Sites Utilization Program promotes the acquisition, sale, or lease of infill sites of no more than four units each to increase affordable housing opportunities in the unincorporated areas and participating cities in the Urban County. Periodic funding of up to \$500,000 may be provided by the Los Angeles County Community Development Commission (CDC) to assist with predevelopment, construction, and permanent financing.

In addition, the County offers a density bonus to projects in the unincorporated areas that participate in the Infill Sites Utilization Program (with a prebonus capacity for two to three units on the site). Subject to the approval of a Housing Permit, an infill site is eligible to receive a density bonus of one additional unit and incentives.

**Targeted Groups:** Low- and moderate-income households

**Geographic Coverage:** Unincorporated areas and participating cities



***Timeframe and Objective:***

- Promote awareness of the County's Infill Sites program to small property owners/developers, as funds become available, in conjunction with the efforts for the Affordable Housing Density Bonus Program (Program 3).

***Responsible Agencies:***           DRP; CDC

***Funding Sources:***               General Fund; Home Investment Partnerships (HOME); Community Development Block Grant (CDBG); City of Industry Redevelopment Set-Aside

***Related Policies:***               Policies 1.4 and 3.1

## **5. Graduated Density Zoning**

The urbanized unincorporated areas are characterized by small parcels that are often developed at densities lower than permitted by zoning. Fragmented ownership makes the assemblage of parcels for large-scale developments such as mixed use and transit oriented development difficult, if not financially infeasible. A tool to incentivize lot consolidation is "graduated density zoning." This tool offers increased density based on the size of the site, thereby encouraging owners of adjoining properties to collaborate in development or to package parcels for sale.

***Targeted Groups:***               All economic segments of the population

***Geographic Coverage:***       Unincorporated areas

***Timeframe and Objectives:***

- Conduct study to determine the feasibility of a graduated zoning approach in 2010.
- In the event that the program is determined to not be feasible, establish an alternative program to incentivize lot consolidation to promote appropriate and targeted higher density housing.

***Responsible Agency:***       DRP

***Funding Source:***           General Fund

***Related Policies:***           Policies 1.1 and 1.4

## **6. Transit Oriented Districts**

The County adopted the ordinance for the Blue Line Transit Oriented Districts in 1999 and the Green Line Transit Oriented Districts in 2005.

The County is preparing a Transit Oriented District (TOD) Specific Plan in anticipation of the Metro Gold Line Eastside Extension project, currently under construction, and with an estimated completion date of late 2009. The development standards for its implementation will apply in the proposed transit oriented corridor along the Gold Line in the unincorporated community of East Los Angeles.

One of the primary objectives of the TOD Specific Plan is to implement and be consistent with the goals and policies of the Land Use Element of the General Plan. Specifically, the TOD Specific Plan is intended to encourage urban infill development on vacant or underutilized sites; promote and encourage transit oriented development along major transportation corridors; encourage mixed use development to facilitate the linkage between housing and employment opportunities; and promote increased residential density in appropriately designated areas.

<b>Targeted Groups:</b>	Residents and stakeholders in the TOD areas
<b>Geographic Coverage:</b>	One-half mile to the north and south of 3 <sup>rd</sup> Street and Pomona Boulevard in the unincorporated community of East Los Angeles; approximately a one-half-mile radius around the Metro Green Line Hawthorne and Vermont stations in the unincorporated communities of Lennox and West Athens-Westmont, respectively; approximately a one-half-mile radius around the Metro Blue Line Slauson, Florence, and Firestone stations in the unincorporated community of Florence-Firestone; and the Metro Blue Line Imperial station in the unincorporated community of Willowbrook; and along any potential new Metro lines and major transportation corridors.
<b>Timeframe and Objectives:</b>	<ul style="list-style-type: none"> <li>• Adopt the Metro Gold Line Eastside Extension TOD Specific Plan by 2009.</li> <li>• Using the Gold Line TOD as a model, retool and enhance existing TODs, including providing additional incentives for housing development by 2011.</li> <li>• Promote the use of incentives available for all TODs.</li> </ul>
<b>Responsible Agency:</b>	DRP
<b>Funding Source:</b>	General Fund
<b>Related Policy:</b>	Policy 2.1

## 7. Land Banking/Write-Downs

High land prices add significantly to the overall cost of affordable housing construction. Typically, nonprofit housing developers rely on local or State funds to finance the “gap” in development costs. However, many State funding programs require proof of site control, putting many nonprofit housing developers in a quandary by requiring them to acquire the land before they can get it financed.

Currently, the County assists in land acquisition and the write-down of costs as a strategy to facilitate affordable housing development, particularly through the Infill Sites Utilization Program when funds are available. However, the County does not engage in a proactive land banking strategy. To expand opportunities for affordable housing development, the County can acquire and facilitate the acquisition of properties as they become available and offer the properties to qualified developers during its Request for Proposal/Notice of Funding Availability process. Land banking efforts can be expanded to include:

- Purchase vacant/underutilized sites as they become available;
- Use surplus properties from other local, State, and Federal agencies;
- Purchase tax-delinquent properties;
- Facilitate the acquisition of land through a revolving loan fund;
- Purchase bank foreclosed properties; and
- Accept the donation of land as an in-lieu option for fulfilling the inclusionary housing requirement (Program 9).



Poppy Preserve in Antelope Valley

**Targeted Groups:** Low-income households and those with special needs

**Geographic Coverage:** Unincorporated areas

**Timeframe and Objectives:**

- Develop an inventory of potential properties in 2009 and update quarterly.
- Establish a land banking strategy in 2009 and identify appropriate funding sources (certain funding sources have strict limitations on land banking activities; e.g., CDBG and HOME).
- Review the list of surplus properties owned by other County departments on a quarterly basis to identify potential sites for affordable housing.

**Responsible Agency:** CDC

**Funding Sources:** City of Industry Redevelopment Set-Aside; County Redevelopment Set-Aside

**Related Policy:** Policy 1.4

## **8. Second Unit Ordinance**

In 2004, the County adopted the Second Unit Ordinance to permit second units in residential and agricultural zones. As the unincorporated areas are predominately single-family neighborhoods, second units can provide an affordable rental option for the workforce, while maintaining the single-family character of a neighborhood.

In addition, the County could further enhance the program by incorporating incentives for good design. Following the example of other local jurisdictions, such as the City of Santa Cruz, the County may consider hosting a design competition and implementing a procedure for preapproved plans, using the winning entries.

**Targeted Groups:** All economic segments of the population

**Geographic Coverage:** Unincorporated areas

**Timeframe and Objectives:**

- Promote second unit development through the County web site and brochures at public counters.
- Retool the existing Second Unit Ordinance to emphasize good design through a streamlined procedure and flexibility in standards by 2013.
- Study the feasibility of hosting a design competition for second units and implementing a procedure for preapproved plans, using the winning entries.

**Responsible Agencies:** DRP; Department of Public Works (DPW)

**Funding Source:** General Fund

**Related Policies:** Policies 1.2 and 3.1

## **9. Community Land Trust**

A land trust is an agreement that allows one party, the trustee, to hold ownership of a piece of real property for the benefit of another party, the beneficiary. A Community Land Trust (CLT) is a property trust that aims to benefit the surrounding community by ensuring the long-term availability of affordable housing. CLTs are set up as Section 501(c)(3) nonprofit organizations. CLTs have been established to serve inner-city neighborhoods, small cities, clusters of towns, and rural areas.

Most CLTs focus on the production of affordable ownership housing. The CLT owns the land in perpetuity and sells the home on that land. With the value of the land taken out of the equation, the home price dramatically drops. The homebuyer will lease the land from the CLT at a minimal or no cost and may sell the home at any time. However, the homeowner is entitled to only a proportion of the appreciated equity of the home and must also agree to sell to someone else who qualifies for the program. The formula to create an affordable price to both the seller and the buyer ensures continued affordability.



Single Family Residence – 84<sup>th</sup> St. Land Trust

Some CLTs also pursue multi-family housing projects. The CLT can work with various ownership structures for multi-family buildings: the CLT may own and manage a building as rental housing; another nonprofit may own and manage the building as rental housing; or the residents may own the building as a cooperative or as condominiums.

Currently, CDC is working with the Community Foundation Land Trust (CFLT) by transferring some acquired properties to CFLT. The County may consider establishing its own land trust in the future, in which case a land banking strategy should also be pursued.

**Targeted Groups:** Low-income households and those with special needs

**Geographic Coverage:** Unincorporated areas

**Timeframe and Objectives:**

- Evaluate the feasibility of establishing a land trust in 2009.
- In the event that the program is not feasible, develop an alternative program to promote long-term affordable homeownership.

**Responsible Agency:** CDC

**Funding Sources:** City of Industry Redevelopment Set-Aside; County Redevelopment Set-Aside; HOME

**Related Policy:** Policy 1.4

## 10. Inclusionary Housing Program

Also known as inclusionary zoning, inclusionary housing is a local policy or ordinance that requires a developer to “include” a certain percentage of units in a development that is affordable to low- and moderate-income households. Many communities in California rely on inclusionary housing policies to achieve their affordable housing goals. Currently, more than 170 jurisdictions in California have adopted some form of inclusionary housing into their land use policies.<sup>1</sup>



Affordable Housing

<sup>1</sup> Non-Profit Housing Association of Northern California, *Affordable by Choice: Trends in California Inclusionary Housing Programs*, 2007, Appendix 3, p. 40.

The parameters of an inclusionary policy vary widely based on local market conditions. Some parameters for the County to consider are:

- **Inclusionary Housing Percentage:** Most communities in California with inclusionary housing policies require at least 10% of the units to be inclusionary with some communities requiring more than 20%.
- **Income Levels Targeted:** Most inclusionary housing policies are targeted toward low-income households. However, in recent years, the housing costs in California have escalated to a point where even moderate-income households have problems obtaining affordable housing. Increasingly, communities are including moderate-income households in their inclusionary policies.
- **Applicable Housing Types:** In the past, inclusionary housing policies were applied only to rental housing. However, with increasing homeownership costs and income gaps in California, many communities are now applying inclusionary policies to ownership housing developments.
- **Exemptions:** Small-scale developments are likely to have financial and physical difficulties in meeting inclusionary housing requirements. Most policies have a minimum project size around 10 units that triggers the inclusionary policy. Developments that do not meet the minimum project size may be exempt from the inclusionary housing requirements or may be allowed to pay an in-lieu fee (see in-lieu options below).
- **In-Lieu Options to Construct Affordable Units On-Site:** Most California communities offer one or more of the following in-lieu options:
  - Pay an in-lieu fee;
  - Construct the affordable units off-site;
  - Donate land so the affordable units can be constructed by another developer;
  - Purchase affordability covenants on existing market-rate units; or
  - Extend affordability covenants on affordable housing that are at risk of converting to market-rate housing.
- **Geographic Coverage:** Some communities apply the inclusionary policy throughout their political boundaries while others have inclusionary policies that are applicable only to targeted areas, such as redevelopment project areas.
- **Duration of Affordability and Resale Provisions:** Inclusionary housing policies are intended to create a permanent supply of affordable housing. Rental housing units usually have affordability covenants to guarantee the long-term affordability of these units. Ownership units generally have a mechanism in place to recapture part of the financial resources in order to replenish the affordable housing stock and prevent assisted households from receiving a windfall from the transaction. Recently, affordability controls in inclusionary policies have come to mirror redevelopment affordable terms—55 years for rental housing and 45 years for ownership housing with resale provisions.
- **Incentives for Developers to Offset Costs:** Because inclusionary housing shifts some of the costs of producing affordable housing to developers, local jurisdictions typically offer development incentives or regulatory concessions. Incentive options include a density bonus, height increase, shared parking or reduced parking requirements, reduced setbacks or landscaping requirements, fee waivers or reductions, or incentives that provide flexibility in development standards.
- **Feasibility Study:** Many local jurisdictions conduct a technical feasibility study to ensure that the minimum housing set-aside requirements, in conjunction with the incentives provided to offset costs, do not contribute overall to making the development of housing financially infeasible.

**Targeted Groups:** Low- and moderate-income households

**Geographic Coverage:** Unincorporated areas

***Timeframe and Objectives:***

- Evaluate the feasibility of establishing an inclusionary housing policy in 2010.
- In the event that the program is not feasible, develop other strategies for creating a local source of funding for affordable housing.

***Responsible Agencies:***           DRP; CDC

***Funding Source:***               General Fund

***Related Policies:***               Policies 1.1, 1.3, 3.1, 4.1, and 8.1

## **11. Commercial Linkage Fee for Housing**

Commercial linkage fee programs for housing are based on the rationale that employment growth generates the need for housing. In addition, certain industries, such as retail, service, and hospitality, generate larger proportions of lower-paying jobs and therefore increase the need for affordable housing. Commercial linkage fee programs establish a reasonable share of the affordable housing impacts to commercial development. To enact a linkage fee program, a nexus study must be prepared to establish the legal rationale between commercial development and the increased need for affordable housing, and the reasonable share of costs by the different types of commercial development.

***Targeted Groups:***               Low- and moderate-income households

***Geographic Coverage:***       Unincorporated areas

***Timeframe and Objectives:***

- Evaluate the feasibility of establishing a commercial linkage fee for housing in 2010.
- In the event that the program is not feasible, develop other strategies for creating a local source of funding for affordable housing.

***Responsible Agencies:***       DRP; CDC

***Funding Source:***               General Fund

***Related Policies:***               Policies 1.2, 2.1, 4.1, and 8.1

## **12. Small Lot Subdivisions**

The limited availability and high cost of land are factors that constrain homeownership opportunities. Therefore, affordable homeownership is often achieved through condominium and townhome developments. However, average homeowners association fees have risen significantly in recent years and are often beyond the control of individual homeowners.

Allowing for the creation of smaller, fee-simple lots without the need to establish a homeowners association can create affordable homeownership opportunities. Allowing small lot subdivisions also adds flexibility in design to promote a diversity of housing types, such as townhouses and row houses.

***Targeted Groups:***               All economic segments of the population

***Geographic Coverage:***       Unincorporated areas

***Timeframe and Objectives:***

- Explore the feasibility of establishing a program for small lot subdivisions in 2011, and, if feasible, pursue Zoning Ordinance amendments in 2012.



- In the event that the program is not feasible, develop another strategy to promote affordable homeownership through smaller-sized houses.

**Responsible Agency:** DRP

**Funding Source:** General Fund

**Related Policies:** Policies 1.2 and 3.1

## **HOUSING AFFORDABILITY**

### **13. Countywide Affordable Rental Housing Development**

This program, using two primary funding resources, Federal HOME funds and housing set-aside funds from the City of Industry, provides financial and technical assistance to acquire sites, develop affordable rental housing, and acquire and rehabilitate affordable rental housing within specific geographic areas. The funds are made available as low-interest long term loans. HOME funds are used within the unincorporated areas of the County and within cities participating in the CDC's Urban County Program (cities with less than 50,000 in population). Funds from the City of Industry are allocated to developments within a 15-mile radius of the City of Industry, regardless of jurisdiction.

Funds for the Program are administered through a Notice of Funding Availability (NOFA) issued jointly by the CDC and the Housing Authority of the County of Los Angeles. Depending on funds availability, a NOFA may be issued bi-annually or annually. Funding allocations are recommended based on a competitive process between applicants. As an incentive, applications for funds in the unincorporated areas are awarded additional points and are eligible for larger allocations, regardless of the funding source.

To date, all units developed utilizing these resources are made available to households earning less than 50% of the Area Median Income.



*Affordable Housing Play Area*

**Targeted Groups:** Extremely low- and very low-income households

**Geographic Coverage:** Urban County; when City of Industry Redevelopment Set-Aside Funds (Industry Funds) are used, the development must be within 15 miles of the City of Industry.

**Timeframe and Objective:**

- Assist in the development of 450 low-income rental housing units in the unincorporated areas through gap financing, a revolving loan fund, and technical assistance during the next planning period.

**Responsible Agency:** CDC

**Funding Sources:** City of Industry Redevelopment Set-Aside; HOME; CDBG; Tax Exempt Multi-Family Revenue Bond

**Related Policies:** Policies 1.3, 1.4, 2.1, 2.2, 3.1, 8.1, and 8.4

#### **14. Priority Provision of Water and Sewer for Affordable Housing**

The State law requires that when allocating or planning to allocate available and future water or sewer services designated for residential use, public and private providers shall grant priority to proposed housing developments that help meet the lower-income housing needs identified in the Housing Element.

**Targeted Groups:** Water and sewer service providers

**Geographic Coverage:** Unincorporated areas

**Timeframe and Objective:**

- Upon adoption and certification of the Housing Element, provide copies of the Housing Element, including information on sites used to meet the County's low-income RHNA, to all water and sewer districts that may be required to provide service to developments within the unincorporated areas.

**Responsible Agencies:** DRP; DPW

**Funding Source:** General Fund

**Related Policy:** Policy 6.4

#### **15. Redevelopment Affordable Housing Requirements**

The CDC, acting as the Redevelopment agency for the unincorporated areas, administers the Willowbrook, West Altadena, East Rancho Dominguez, Maravilla, and Whiteside Redevelopment Project Areas to promote economic well-being, alleviate blight, and provide affordable housing within these communities. As a Redevelopment agency, the CDC is required to comply with provisions of the Health and Safety Code, which requires that all redevelopment plans adopted on or after 1976 comply with the following redevelopment housing requirements:<sup>2</sup>

- **Replacement Requirement:** Replace low- and moderate-income housing that is removed as a result of a Redevelopment project (Replacement Rule, Section 33413(a)).
- **Housing Production Requirement:** Ensure at least 15% of all housing constructed by private developers or 30% of all housing constructed by the agency in the project area is affordable to low- and moderate-income households (Inclusionary Rule, Section 33413(b)).
- **Housing Fund Requirement:** Expend at least 20% of tax increment revenue to increase, improve, and preserve the supply of low- and moderate-income housing in a project area (Set-Aside Rule, Section 33334.2). Funds must be spent in proportion to the community's needs in the Housing Element and other State requirements.

The very small amount of housing set-aside funds generated by the Redevelopment areas requires the CDC to rely on additional resources to facilitate the replacement or development of affordable housing within the areas. Specifically, the resources discussed under Countywide Affordable Rental Housing Development (Program 13) and Homebuyer Assistance (Program 16) are used in concert with whatever set-aside funds become available.

Housing construction activities are not anticipated in the Maravilla and Whiteside project areas. However, these project areas are still subject to the Set-Aside Rule for housing funds.

**Targeted Groups:** Low- and moderate-income households

<sup>2</sup> For more information on the role of CDC as the Redevelopment agency of Los Angeles County, see "Funding Sources" in the Resources section of this Chapter. For more information on the Redevelopment areas of Los Angeles County, please see "Limited Residential Redevelopment Activities" in the Housing Constraints section of Chapter 3.



**Geographic Coverage:** Willowbrook, West Altadena, East Rancho Dominguez, Maravilla, and Whiteside Redevelopment Project Areas

**Timeframe and Objective:**

- Provide financing, technical assistance, as well as a revolving loan fund, to acquire sites and assist in the development of 143 affordable housing units in the Redevelopment project areas by 2009:
  - East Rancho Dominguez – 69 units
  - Willowbrook – 60 units
  - West Altadena – 14 units

**Responsible Agency:** CDC

**Funding Sources:** City of Industry Redevelopment Set-Aside; County Redevelopment Set-Aside; HOME; CDBG; Tax Exempt Multi-Family Revenue Bond

**Related Policies:** Policies 1.3, 2.1, 2.2, 6.4, and 8.1

## **16. Homebuyer Assistance**

The County helps strengthen neighborhoods and empower families by supporting low- and moderate-income first-time homebuyers. The County offers financial assistance with downpayment assistance loans, including closing cost assistance, Federal income tax credits, and below market-rate loan programs. The following programs, which are periodic, are offered by the County:

- **Home Ownership Program (HOP):** HOP is designed to meet the needs of low-income households with the necessary downpayment assistance. This program provides a 2<sup>nd</sup> Trust Deed loan at 0% interest with all payments deferred until sale, transfer, refinancing, or full repayment of the first mortgage.
- **Mortgage Credit Certificate (MCC):** The MCC Program offers first-time homebuyers with a Federal income tax credit. This credit reduces the amount of Federal taxes the holder of the certificate would pay. It can also help first-time homebuyers qualify for a loan by allowing a lender to reduce the housing expense ratio by the amount of tax savings. The qualified homebuyer who is awarded an MCC may take an annual credit against their Federal income taxes paid on the homebuyer's mortgage. The credit is subtracted dollar-for-dollar from the federal income taxes. The qualified buyer is awarded a tax credit of up to 15% and the remaining 85% is deducted accordingly.
- **Southern California Home Financing Authority (SCHFA):** SCHFA is a joint powers authority between Los Angeles and Orange counties formed in June 1988 to issue tax exempt mortgage revenue bonds for low- and moderate-income first-time homebuyers. This program makes purchasing a home more affordable for qualifying homebuyers by offering below market interest 30-year fixed rate, 40-year fixed rate, and 40-year fixed rate loans with 10 years of interest only payments.
- **Affordable Homeownership Opportunities Program (AHOP):** The AHOP incorporates both local and federal resources to subsidize the financing of for-sale developments. Sales are restricted to buyers at less than 120% of Area Median Income. The subsidy to the development is at least partially assumed as debt by the income-qualified buyers. There is no direct cash assistance to the buyers.



*Affordable Housing*

**Targeted Groups:** Low- and moderate-income first-time homebuyers

**Geographic Coverage:** HOP – Urban County  
MCC – Unincorporated areas and participating cities  
SCHFA – Countywide, except City of Los Angeles  
AHOP – Unincorporated areas and participating cities

**Timeframe and Objective:**

- Assist 1,200 low- and moderate-income first-time homebuyers in the unincorporated areas, along with 43 affordable units through AHOP, during the planning period.
  - HOP – 300 households
  - MCC – 420 households
  - SCHFA – 480 households
  - AHOP – 43 affordable units

**Responsible Agency:** CDC

**Funding Sources:** HOP – HOME Funds  
MCC – Federal income tax credits  
SCHFA – Single-family mortgage revenue bonds  
AHOP – HOME Funds; Industry Fund

**Related Policy:** Policy 4.1

## 17. Section 8 Rental Housing Assistance

The Housing Authority of the County of Los Angeles (HACOLA) provides various rental assistance programs for income-eligible households, and eligible homeless families and individuals. These include:

- **Housing Choice Vouchers:** This program provides rent subsidies to extremely low- and very low-income households with a housing cost burden, or at risk of becoming homeless or being displaced. Voucher recipients rent housing from private landlords and pay a portion of their income toward rent (usually up to 30% of their income). The County subsidizes the difference in monthly payments directly to the owner.
- **Homeless Housing Program:** This program provides rental assistance to homeless families and individuals. It also provides supportive services, such as advocacy, counseling, tenant education, money management, employment and job training referrals, crisis intervention, child care referrals, and children's services. Case management includes a 6-month follow-up. Families successful in maintaining housing for 6 months are retained in the regular Section 8 Housing Choice Voucher Program.
- **Housing Assistance for Homeless with HIV/AIDS:** This program provides rental assistance to eligible homeless households that include a person who has HIV/AIDS. The County has entered into agreements with two supportive services agencies, AIDS Project Los Angeles and AIDS Service Center, to identify, assess, refer, and provide case management for eligible households. This program also provides supportive services, such as advocacy, counseling, tenant education, money management, employment and job training referrals, crisis intervention, child care referrals, and children's services.

**Targeted Groups:** Extremely low- and very low-income households; homeless individuals and families; homeless persons with HIV/AIDS

**Geographic Coverage:** Unincorporated areas and participating cities

***Timeframe and Objective:***

- Provide rental assistance to 4,000 extremely low- and very low-income households, and homeless individuals and families in the unincorporated areas during the planning period.
  - Housing Choice Voucher – 3,800 households
  - Homeless Housing Program – 70 homeless individuals or families
  - Housing Assistance for Homeless with AIDS – 30 homeless persons with HIV/AIDS

***Responsible Agency:*** HACOLA

***Funding Source:*** HUD Section 8 Funding

***Related Policy:*** Policy 4.1

**18. Family Self-Sufficiency Program**

This program provides opportunities for Section 8 recipients and public housing residents to engage in job training, personal development, and educational programs. As a result of this program, participants seek and obtain initial or promotional employment opportunities. The program is based on the principle of homeownership. Families paying higher rent due to an increase in earned income are credited with respective proportions of the program escrow account. Participants earn their portion of the escrow account by remaining free of public assistance for 12 consecutive months and by reaching their individual goals.

***Targeted Groups:*** Section 8 recipients and public housing residents

***Geographic Coverage:*** Urban County

***Timeframe and Objectives:***

- Assist 100 Section 8 recipients and public housing residents in the unincorporated areas to achieve self-sufficiency and homeownership during the planning period.
- Annually apply to foundations, corporations, and public and private organizations for funds to provide additionally needed supportive services during the planning period.

***Responsible Agency:*** HACOLA

***Funding Sources:*** HUD Section 8 Funding; other public and private funds

***Related Policy:*** Policy 4.1

**19. Housing Relocation for CalWORKs Participants**

The Relocation Program provides one-time-only assistance to qualified California Work Opportunities and Responsibility for Kids (CalWORKs) participants to ensure their success in obtaining/maintaining employment. Participants who are eligible for this payment are CalWORKs participants who have obtained a job or received a documented offer of employment and are in need of child care or public transportation, or need to move closer to work. The payment is only made to a participant receiving cash assistance or who has left a cash assistance program during the last 12 months due to employment. The subsidy can be used for moving expenses, such as moving truck rental, utility deposits, and security deposits.

***Targeted Group:*** CalWORKs participants who have obtained a job or received a documented offer of employment

***Geographic Coverage:*** Countywide

**Timeframe and Objective:**

- Continue to provide assistance to CalWORKs participants during the planning period.

**Responsible Agencies:** Department of Public Social Services (DPSS); CDC

**Funding Source:** State CalWORKs Funds

**Related Policy:** Policy 4.1

## 20. Shelter Plus Care – Supportive Housing Program

The Los Angeles Homeless Services Authority (LAHSA) assumes responsibility for coordinating the community process for developing the Los Angeles Continuum of Care strategy. Planning for the Continuum of Care takes place throughout the year by LAHSA staff, among numerous coalitions in the Continuum, and through the public meetings of the LAHSA Advisory Board and Commission.

Continuum of Care funding is awarded on a competitive basis to community-based organizations. Three funding programs exist under the Continuum of Care: Shelter Plus Care, Supportive Housing Program, and the Single Room Occupancy (SRO) Moderate Rehabilitation Program. Due to the lack of existing SRO hotels in the Urban County, there have not been applications for these funds. The other two programs are described below:



*Special Needs Housing*

- **Shelter Plus Care (S+C) Program:** The S+C Program provides rental assistance for difficult-to-serve homeless persons with disabilities in connection with supportive services funded from sources outside of the program. S+C was designed to give an applicant maximum flexibility by allowing the rental assistance to be tenant, sponsor, or project based (with or without rehabilitation). Eligible applicants are states, units of local government, and public housing authorities (PHAs). Under the sponsor-based component, an applicant must subcontract with a private nonprofit organization or a community mental health agency established as a public nonprofit organization.
- **Supportive Housing Program (SHP):** The SHP is designed to develop supportive housing and services that will allow homeless persons to live as independently as possible. Eligible applicants are states, units of local government, other governmental entities such as PHAs, public nonprofit community mental health associations, and private nonprofits.

**Targeted Groups:** Homeless and mentally disabled, alcohol/drug addicted, and/or HIV/AIDS afflicted individuals and families

**Geographic Coverage:** Countywide

**Timeframe and Objective:**

- Annually apply for funding to develop and expand the Continuum of Care strategy for the homeless, using Shelter Plus Care – Supportive Housing Program during the planning period.

**Responsible Agencies:** LAHSA; CDC

**Funding Source:** Federal McKinney Homeless funds

**Related Policy:** Policy 4.1

## 21. Green Building Program

The Green Building Program is a series of ordinance amendments that aim to help the County be more energy efficient, recharge its local water supplies and reduce water usage, and reduce its carbon footprint in response to the recent landmark global warming bill AB 32 (2006).

The County's green program is divided into three components: the first addresses green building structures, the second addresses on-site water infiltration practices to control storm runoff, and the third addresses water-efficient landscaping.

- **Green Building:** The goal of constructing green buildings and homes is to minimize negative environmental and human health impacts as caused by construction, maintenance, and operation of such buildings. By incorporating green measures into development practices, public health can be improved, much energy and water can be saved, and buildings can be made to last longer and safer. These measures aim to maximize energy efficiency and improve interior air quality. The County is considering at least three approaches to encourage construction of more green homes and buildings.
  - *Third Party Certification:* The County can take advantage of the existing resources already developed by national and State organizations that promote green building technology. These nonprofit organizations provide green certification and compile checklists listing the latest available technology and best design practices to promote conservation in energy, water, and nonrenewable resources.
  - *Local Building Standards:* The County could develop its own standards that incorporate recognized green building technology that best comply with all required state and local code regulations for structural integrity and are suited to the County's climatic conditions.
  - *Incentives:* Rather than relying on third-party certification or local building code standards, the County could provide various incentives, such as grants, fee reductions, and expedited plot processing for projects that utilize recognized green technology.
- **Low Impact Development (LID):** LID is an approach to site design and development that manages and treats stormwater and other urban runoff. It retains rainwater on-site, prevents pollution in the waterways, and recharges the watershed and groundwater with on-site infiltration systems.
- **Drought-Tolerant Landscaping:** Drought-tolerant and native landscaping encourages the conservation of water and use of plants that are climatically appropriate for Los Angeles County. It also aims to reduce the overreliance of water-soaking grass turf for landscaping, especially on single-family residential lots.

**Targeted Groups:** Homeowners and homebuilders

**Geographic Coverage:** All unincorporated areas

**Timeframe and Objectives:**

- The Green Building Program is currently in development; anticipated adoption by the Board of Supervisors by end of 2008, standards to be required by 2009, and certification for certain residential projects may be required by 2010. Low impact development and drought-tolerant landscaping will be applicable immediately after adoption.

**Responsible Agencies:** DRP; DPW, Department of Parks and Recreation

**Funding Sources:** General Fund; Departmental budget; and other funding as available

**Related Policy:** Policy 3.2

## **22. Energy Efficiency-Based Utility Allowance (EEBUA) Schedule**

As an encouragement to further investment in the development of sustainable affordable housing, an EEBUA with lower utility rates is needed to maintain affordability to the tenants, ensure the financial strength during project operations, and recoup some of the initial cost of installation or upgrades.

The standard utility allowance does not recognize the increase in energy-efficient improvements on buildings. When used in underwriting a project that does include these improvements, the allowance can far exceed the average utilities costs for the tenant.

Buildings verified to be at least 15% better than the current state energy standards (20% improvement for a retrofit project) can use the EEBUA in their underwriting. This recognizes that the energy-efficient improvements will result in reduced utility costs to the tenant, which in turn can result in an increased rent to the owner to ensure stability in operations and a recuperation of the initial cost.

As the benefits of energy efficiency upgrades accrue to the tenants in the form of both lower monthly costs and a buffering against increasing utility rates, owners, in turn, can use the increased rents to ensure adequate maintenance and the funding of replacement reserves. Overall, the viability of the affordable project is lengthened.

<b>Targeted Groups:</b>	Low-income households and developers of affordable housing
<b>Geographic Coverage:</b>	Unincorporated areas and 64 cities (without own housing authority)
<b>Timeframe and Objectives:</b>	<ul style="list-style-type: none"> <li>• Conduct annual updates on standard utility allowance and develop EEBUA based on standard allowance.</li> <li>• Develop implementation of the program by 2009.</li> <li>• Market to and train area developers as part of the CDC's affordable housing NOFA/Request for Proposal (RFP) process.</li> </ul>
<b>Responsible Agency:</b>	CDC
<b>Funding Source:</b>	Grant from the California Public Utilities Commission or CDC
<b>Related Policy:</b>	Policy 3.2

## **23. Green Grant Program**

The Green Grant Program provides grants up to \$20,000 for energy efficiency upgrades for low-income homeowners in unincorporated East Los Angeles. These upgrades include photovoltaic panels, tankless water heaters, and ceiling and under floor insulation. Homeowners will see energy savings from 30% to 80% within a year. The Green Grant Program is funded by CDBG and administered by Enterprise Home Ownership Partners, Inc. The amount of \$600,000 has been authorized for fiscal year 2008-2009.

<b>Targeted Group:</b>	Low-income homeowners
<b>Geographic Coverage:</b>	Unincorporated East Los Angeles community
<b>Timeframe and Objective:</b>	<ul style="list-style-type: none"> <li>• Annually allocate funding to implement program based on CDBG fund availability.</li> </ul>
<b>Responsible Agencies:</b>	CDC; Enterprise Home Ownership Partners



**Funding Source:** CDBG

**Related Policy:** Policy 3.2

## **NEIGHBORHOOD AND HOUSING PRESERVATION**

### **24. Ownership Housing Rehabilitation Assistance**

Housing rehabilitation is a cost-effective way of preserving the County's existing stock of affordable housing and, where focused in targeted areas, can also serve to stimulate neighborhood revitalization efforts. The County offers the following programs to aid in housing rehabilitation by homeowners:

- **Single Family Rehabilitation Loan Program:** This program assists low-income owner-occupied households with one to two units in need of rehabilitation. Two types of financing are available to borrowers: a deferred loan, which has a 10-year term with no monthly payments, and is due and payable upon the sale, transfer, or refinancing of the property; and an amortized loan that has a 15-year term with monthly payments.
- **Single Family Grant Program:** This program is designed to assist low-income qualified owners. To qualify, owners must be elderly, severely disabled, large family (five or more persons), or single-parent household of single-family units or mobilehomes. The grants fund repairs such as electrical, plumbing, heating, roofing, and elimination of code violations.
- **Residential Sound Insulation Program:** This program provides grants to eligible property owners to sound insulate residential dwellings from aircraft noise caused by the Los Angeles International Airport. To be eligible for the grants, the property must be located within designated areas of the communities of Lennox, Del Aire, and West Athens-Westmont. Sound insulation improvements may include the replacement of windows, exterior doors, adding of attic installation, vents, electrical panel upgrades, and a heating ventilation and air conditioning system. Properties are given priority for sound insulation based upon the highest impacted areas first. This is a grant program with no cost to the property owners for sound insulation work.
- **Handyworker Program:** This program provides grants for minor home repairs and rehabilitation services to eligible low-income households. Services include interior and exterior painting, window and screen repairs, smoke alarm repair and installation, and yard cleanup. The County contracts with Community-Based Organizations (CBOs) to perform all handyworker repairs.



*Single-family Homes*

**Targeted Groups:** Low-income homeowners; seniors; disabled; large households; and single-parent households

**Geographic Coverage:** Single-Family Loan – Unincorporated areas and participating cities  
 Single-Family Grant – Unincorporated areas  
 Residential Sound Insulation – Lennox, Del Aire, and West Athens-Westmont  
 Handyworker – Unincorporated areas targeted in the 1<sup>st</sup>, 2<sup>nd</sup>, 4<sup>th</sup>, and 5<sup>th</sup> Supervisorial Districts

**Timeframe and Objective:**

- Assist 1,730 low-income households in the unincorporated areas during the planning period.
  - Single-Family Loan – 240 households
  - Single-Family Grant – 1,200 households
  - Residential Sound Insulation – 50 households
  - Handyworker – 240 households

**Responsible Agencies:** CDC; CBOs for Handyworker Program

**Funding Sources:** Single-Family Loan – CDBG; HOME  
Single-Family Grant – CDBG  
Residential Sound Insulation – CDBG  
Handyworker – CDBG

**Related Policies:** Policies 3.2, 6.1, 6.2, and 6.4

## **25. Public Housing Modernization Program**

The County owns and/or operates 2,962 units of U.S. Department of Housing and Urban Development (HUD)-subsidized conventional public housing throughout the unincorporated areas and in the cities of Santa Clarita, West Hollywood, Santa Monica, La Puente, and Compton. Among the 2,962 public housing units, 1,945 are located within the unincorporated areas.

Modernization activities include replacing roofs; regrading and landscaping sites; replacing windows; remodeling kitchens and bathrooms; replacing ranges, range hoods, and refrigerators; replacing gas and electricity lines, heating systems, interior and exterior doors, drapes and carpets; making apartments comply with the Americans with Disabilities Act (ADA); constructing community centers; and painting building exteriors.

**Targeted Group:** Public housing residents

**Geographic Coverage:** Unincorporated areas

**Timeframe and Objective:**

- Continue to improve and modernize the 1,945 public housing units in the unincorporated areas during the planning period.

**Responsible Agency:** HACOLA

**Funding Sources:** HUD Comprehensive Grant Program; State Disaster Funds

**Related Policies:** Policies 3.2, 5.3, 6.1, 6.2, 6.3, and 6.4

## **26. Preservation of At-Risk Housing**

For the period 2008 to 2018, which is the planning period for the preservation of at-risk housing pursuant to the State law, a total of 974 housing units for low-income households are at risk of converting to market-rate housing. To the extent feasible, the County will work to preserve the at-risk units.

**Targeted Group:** Low-income housing units at risk of converting to market-rate housing due to the expiration of deed restrictions, affordability covenants, or subsidy contracts.

**Geographic Coverage:** Unincorporated areas



***Timeframe and Objectives:***

- Annually update the status of at-risk housing projects during the planning period.
- Discuss preservation options with at-risk project owners. As funding permits, explore acquisition of at-risk projects or extension of affordability covenants.
- Contact nonprofit housing organizations by the end of 2009 to solicit interest in preserving at-risk housing projects.
- Pursue funding from State and Federal programs to assist in preserving at-risk housing.
- Allocate Section 8 Housing Choice Vouchers for households displaced due to the expiration of Section 8 project-based rental assistance.
- Work with nonprofits and landlords to provide notification of expiring units to tenants; engage tenants in the effort to preserve at-risk units, in addition to identifying affordable housing options.

***Responsible Agency:*** CDC

***Funding Sources:*** City of Industry Redevelopment Set-Aside; HOME; HUD Section 8

***Related Policies:*** Policies 6.2, 7.1, and 7.2

**EQUAL HOUSING OPPORTUNITY**

**27. Fair Housing Programs**

The County contracts with a service provider to provide and coordinate fair housing services for residents. The fair housing services provider is required to conduct outreach and education activities, distribute literature, provide housing vacancy listings, and publicize the availability of fair housing services through various media. The contractor also records and investigates inquiries and complaints from residents.



*Affordable Housing Play Area*

***Targeted Groups:*** Residents; rental property owners; housing professionals

***Geographic Coverage:*** Fair Housing Services – Urban County  
Fair Housing Investigation – Unincorporated areas only

***Timeframe and Objectives:***

- Annually allocate funding to support fair housing and tenant/landlord services during the planning period.
- Provide training to County staff on fair housing laws and responsibilities.

***Responsible Agencies:*** CDC; Housing Rights Center

***Funding Source:*** CDBG

***Related Policies:*** Policies 1.2, 8.2, 8.3, and 8.4

## **28. Homeowner Fraud Prevention**

Housing fraud has continued to impact homeowners in the unincorporated areas, particularly in low- and moderate-income neighborhoods. The County provides the following programs for County residents:

- **Home Improvement and Counseling Project (1<sup>st</sup> Supervisorial District):** The goal of this program is to prevent low- and moderate-income homeowners from becoming victims of fraud in the purchase of home improvements and repairs, and household goods and services. Additionally, the program protects homeowners facing illegal “equity purchaser” and “foreclosure consultant” schemes.
- **Homeowner Fraud Prevention Project (2<sup>nd</sup> Supervisorial District):** The goal of this program is to prevent low- and moderate-income homeowners from becoming victims of fraud in the contracting for home improvements and repairs, home loans, and household goods and services. Additionally, the program protects homeowners facing illegal “equity purchaser” and “foreclosure consultant” schemes.

**Targeted Groups:** Low- and moderate-income homeowners

**Geographic Coverage:** 1<sup>st</sup> and 2<sup>nd</sup> Supervisorial Districts

**Timeframe and Objective:**

- Continue to provide fraud prevention counseling services to low- and moderate-income homeowners during the planning period.

**Responsible Agency:** Department of Consumer Affairs

**Funding Source:** CDBG

**Related Policies:** Policies 8.2 and 8.3

## **IMPLEMENTATION AND MONITORING**

### **29. Coordination and Implementation**

Implementation and oversight of affordable housing development is currently facilitated by the DRP, CDC, DPW, the Fire Department (FD) and the Department of Public Health (DPH; Environmental Health). An interdepartmental committee is needed to effectively and holistically explore affordable housing opportunities and to help affordable housing developers navigate the County’s regulatory system and financial incentives.

**Targeted Group:** County staff

**Geographic Coverage:** Unincorporated areas

**Timeframe and Objectives:**

- Convene a committee of staff representatives from DRP, CDC, DPW, FD, and Environmental Health to raise awareness of the unique, complicated, and time-sensitive nature of affordable housing development by 2009.
- Create and implement a streamlined entitlements procedure for all stages of the development process to expedite the development of affordable housing by 2010.

**Responsible Agencies:** CEO; DRP; CDC; DPW; FD; DPH

**Funding Source:** General Fund

**Related Policies:** Policies 1.2 and 9.1

### **30. Annual Progress Report**

The State law requires that each local jurisdiction submit an annual progress report on the implementation of its General Plan. For the Housing Element, the reporting must include the following:

- Annual building activity by unit type, tenure, affordability level, deed restriction, and financial assistance;
- Progress in achieving its RHNA;
- Program-by-program account of implementation status; and
- Outcome/disposition of development applications.

Pursuant to recent changes in the State law,<sup>3</sup> a local jurisdiction must provide an inventory of residential sites to accommodate its share of the regional housing need. The State law further mandates that a local jurisdiction make findings to demonstrate its continued ability to accommodate the RHNA when approving a residential development at a density below that used in the Housing Element or when approving a zone change or general plan amendment that reduces the residential development potential of the site.<sup>4</sup> The County will monitor its utilization of residential land and residential development approvals to ensure compliance with the State law.

**Targeted Group:** County staff

**Geographic Coverage:** Unincorporated areas

**Timeframe and Objective:**

- Prepare an annual report for submittal to the California Department of Housing and Community Development (HCD) by April 1 during the planning period.

**Responsible Agency:** DRP

**Funding Source:** General Fund

**Related Policies:** Policies 9.1 and 9.2

### **31. Monitoring of Housing Issues**

The County will monitor legislation, trends, and policy issues related to the development and maintenance of affordable housing in Los Angeles County.

**Targeted Group:** County staff

**Geographic Coverage:** Unincorporated areas

**Timeframe and Objectives:**

Ongoing efforts during the planning period include, but are not limited to:

- Attending housing and legislative review conferences;
- Attending training workshops;
- Consulting with housing professionals through the Housing Advisory Committee, Special Needs Housing Alliance, and Land Development Advisory Committee, among others;
- Working with the State to enhance and refine State-mandated housing policies, including but not limited to the Mello Act, Income Limits, the Regional Housing Needs Assessment, Density Bonus Law, and the Housing Element Law;
- Participating in regional planning efforts coordinated by the Southern California Association of Governments (SCAG); and
- Interfacing with other County agencies and the public.

<sup>3</sup> SB AB 2348 Mullin

<sup>4</sup> SB 2292 Dutra

**Responsible Agencies:** DRP; CDC; CEO; DPW

**Funding Source:** General Fund

**Related Policies:** Policies 1.5, 9.1, and 9.2

## QUANTIFIED OBJECTIVES

Table 2-1 summarizes the County's quantified housing objectives for construction, preservation, and financial assistance over the 2008-2014 Housing Element planning period.

**Table 2-1: Quantified Objectives for 2008-2014**

<b>Program</b>	<b>Extremely Low (30% AMI and below)</b>	<b>Very Low (50% AMI and below)</b>	<b>Lower (80% AMI and below)</b>	<b>Moderate (120% AMI and below)</b>	<b>Above Moderate (Above 120%)</b>	<b>Total</b>
RHNA <sup>1</sup>	7,212	7,213	9,073	9,816	23,862	57,176
Section 8 Rental Assistance	1,560	2,340	0	0	0	3,900
Family Self-Sufficiency	25	75	0	0	0	100
New Construction <sup>2</sup>	591	621	2,103	4,341	38,965	46,621
Countywide Affordable Rental Housing Construction	225	225	0	0	0	450
Redevelopment Housing Requirements	0	30	22	22	0	74
AHOP	0	0	43	0	0	43
Homebuyer Assistance	0	200	500	500	0	1,200
Ownership Housing Rehabilitation	280	720	730	0	0	1,730
Public Housing Modernization	972	973	0	0	0	1,945
Preservation of At-Risk Housing	0	474	473	0	0	947

Notes:

1. The County has an RHNA allocation of 14,425 very low-income units. Pursuant to new State law (AB 2634), the County must project the housing needs of extremely low-income households based on Census income distribution, or assume 50% of the very low-income units as extremely low-income units. In the absence of income data for the extremely low-income households, 50% of the very low-income units are assumed to be extremely low-income. Therefore, the County's RHNA of 14,425 very low-income units may be divided into 7,212 extremely low-income units and 7,213 very low-income units. However, for the purposes of identifying adequate sites for the RHNA, the State law does not mandate the separate accounting of units for extremely low-income households.
2. New construction objectives include (a) units constructed or approved; (b) units approved in Specific Plans; (c) projected second units; (d) units from pending cases; (e) units from Countywide Affordable Rental Housing Construction; (f) units from redevelopment housing requirements; and (g) units from the AHOP program.

**RESOURCES**

**RESIDENTIAL DEVELOPMENT POTENTIAL**

The State law requires that all local jurisdictions accommodate a share of the region's projected housing needs, or the Regional Housing Needs Assessment (RHNA) allocation, for the planning period. Compliance with this requirement is measured by the local jurisdiction's ability to provide adequate land to accommodate the RHNA. The State law mandates that local jurisdictions provide sufficient land to accommodate a variety of housing opportunities for all economic segments of the community.

**Regional Housing Needs Allocation (RHNA)**

The Southern California Association of Governments (SCAG), as the regional planning agency, is responsible for allocating the RHNA to each local jurisdiction within its six-county region.<sup>5</sup> For the Fourth Revision of the Housing Element, the County of Los Angeles has been allocated an RHNA of 57,176 units, which is broken down as follows:



*Single-Family Residences – Del Aire*

- Extremely Low-/Very Low-Income (up to 50% of Area Median Income [AMI]): 14,425 units (25.2%)<sup>6</sup>
- Lower-Income (51 to 80% of AMI): 9,073 units (15.9%)
- Moderate-Income (81 to 120% of AMI): 9,816 units (17.2%)
- Above Moderate-Income (more than 120% of AMI): 23,862 units (41.7%)

The County is required to ensure the availability of residential sites at adequate densities and appropriate development standards in the unincorporated areas to accommodate the RHNA.

**Credits toward the RHNA**

The RHNA for the 2008-2014 Housing Element planning period in the SCAG region uses January 1, 2006, as the baseline for projecting housing needs. As such, housing units that have been constructed, issued building permits, or approved since January 1, 2006, can be credited toward the RHNA.

**Units Constructed or Approved:** Between January 1, 2006, and April 30, 2008, there were 3,613 units permitted in the County unincorporated areas. These included 2,793 single-family homes, 42 duplex units, and 778 multi-family units. In addition, 2,265 housing units have been approved throughout the County unincorporated areas, including 1,158 single-family homes, 297 duplex units, 117 modular/factory-built homes, 249 second units, and 444 multi-family rental and for-sale units. Combined, the units constructed/approved added a total of 5,878 units to the County's housing inventory (3,951 single-family homes, 339 duplex units, 117 modular/factory-built homes, 249 second units, and 1,222 multi-family rental and for-sale units). Among these 5,878 units, 348 units are deed-restricted affordable housing units (see Table 2-2).

<sup>5</sup> SCAG covers a six-county region, including Los Angeles County, Orange County, Riverside County, San Bernardino County, Ventura County, and Imperial County.

<sup>6</sup> The County has an RHNA allocation of 14,425 very low-income units. Pursuant to new State law (AB 2634), the County must project the housing needs of extremely low-income households based on Census income distribution, or assume 50% of the very low-income units as extremely low-income units. In the absence of income data for the extremely low-income households, 50% of the very low-income units are assumed to be extremely low-income. Therefore, the County's RHNA of 14,425 very low-income units may be divided into 7,212 extremely low-income units and 7,213 very low-income units. However, for the purposes of identifying adequate sites for the RHNA, the State law does not mandate the separate accounting of units for extremely low-income households.

**Table 2-2: Affordable Housing Projects Since January 1, 2006**

Project	Target Population	Very Low Income	Lower Income	Moderate Income	Total Affordable Units
<b>Units Constructed</b>					
Hojas de Plata	Senior	52	---	---	52
Fellowship Homes	Family	---	11	---	11
Single-Family Homes	Family	---	3	---	3
Basetdale Homes	Family	---	23	---	23
Las Flores	Mentally Disabled	24	---	---	24
Willow Apartments	Mentally Disabled	23	--	---	23
<b>Units Approved</b>					
Apartments in East Pasadena	Senior	---	28	---	28
Apartments in Gage Holmes	Family	29	---	---	29
Apartments in East Rancho Dominguez	Family	69	---	---	69
Apartments in East Los Angeles	Family	---	85	---	85
105 <sup>th</sup> and Normandie <sup>7</sup>	Senior	62			62
Total		259	150	---	409

A case-by-case review of the permit records for the approved projects was conducted to assess the location and characteristics of recent developments, as well as the market data for the affordability of the constructed/approved units. Table 2-3 summarizes the result of this assessment, which shows that 1,436 of the units constructed/approved are affordable to low- and moderate-income households.

**Table 2-3: Units Constructed or Approved by Affordability Level**

<b>Second Dwelling Units</b>  Neither the State law nor the County's Second Unit Ordinance requires second units to be rented. Therefore, no rental information is collected as part of the County's second unit permitting process. In addition, "second unit" is a technical planning term, which is almost never used in rental listings. Therefore, rental information specifically for second units is not available.  However, the majority of the second units were approved in the following urban unincorporated communities: Florence-Firestone, East Compton, Lennox, West Athens-Westmont, and Valinda, where the market rents for studios and duplex units are approximately \$1,000. Not only are the housing costs in these areas relatively affordable in comparison to other parts of the County, but many of these units are expected to be occupied by extended family members at low or no rents. Therefore, the 249 second units constructed between January 1, 2006, and April 30, 2008, are credited toward the lower-income category.				
Very Low	Lower	Moderate	Above Moderate	Total
---	249	---	---	249
<b>Modular/Factory-Built Homes (Private Lots)</b>  All modular/factory-built homes recently approved are located on private single-family lots, and nearly all were approved in unincorporated communities of the Antelope Valley. According to real estate sale prices in these areas, modular/factory-built homes are priced well below \$200,000. These prices are affordable to lower-income households.				
Very Low	Lower	Moderate	Above Moderate	Total
---	117	---	---	117

<sup>7</sup> Approved in June 2008.

**Table 2-3 (continued)**

**Duplex Units**

Similar to second units, the majority of the duplex units were constructed/approved in the urban unincorporated communities: Florence-Firestone, East Los Angeles, Lennox, and West Athens-Westmont.

Based on a review of the permit records, about 84% of the duplex units were part of new construction projects and likely to have been sold at market prices. Median prices of homes in these areas are priced between \$300,000 and \$350,000. Therefore, duplexes from new construction projects are expected to be affordable to moderate-income households.

The remaining 16% of the duplex units were constructed/approved as expansion projects where a single-family home is already located on-site. These units tend to be much smaller in size (some as small as 400 square feet) and more likely to be used as rentals. Given the generally lower rents in these areas and the small unit sizes, these units are expected to be affordable to lower-income households.

Very Low	Lower	Moderate	Above Moderate	Total
---	54	285	---	339

**Apartments**

A total of 1,283 multi-family units have been constructed or approved between January 1, 2006, and April 30, 2008. The County's permit data do not differentiate between rental and for-sale units. However, based on the data of approved units, 49% of the multi-family units were rental units. Among these units, 310 are affordable to lower-income households:

- Hojas de Plata – 52 units for very low-income seniors
- Las Flores – 24 units for very low-income units for mentally disabled persons
- Willow Apartments – 23 very low-income units for mentally disabled persons
- Apartments in East Pasadena – 28 units for lower-income seniors
- Apartments in Gage Holmes – 29 units for very low-income families
- Apartments in East Rancho Dominguez – 69 units for very low-income families
- Apartments in East Los Angeles – 85 units for lower-income families
- 105th and Normandie - 62 units for very low-income seniors, including six units for mentally ill seniors<sup>8</sup>

The remaining apartment units are primarily located in small new construction projects (fewer than 10 units) or are add-ons to existing structures. These units generally have lower rents because of the lack of amenities and location in urban areas and therefore are expected to be affordable to moderate-income households.

Very Low	Lower	Moderate	Above Moderate	Total
321 <sup>9</sup>	113	260	0	694

**Condominiums**

Approximately 53% of the multi-family units were condominiums. Given the condominium sales prices in the County, condominiums at market-rate are generally not affordable to low- or moderate-income households.

However, the 45-unit Basetdale Homes project was constructed with the assistance of CDBG and Industry Funds, with 23 of the units being set aside for lower-income households. The 18-unit Fellowship Homes development also has 11 units that will be set aside for lower-income households.

Very Low	Lower	Moderate	Above Moderate	Total
---	34	---	617	651

**Single-Family Homes**

Home prices at market-rate are generally not affordable to low- or moderate-income households.

However, three homes were constructed with the assistance of CDBG funds. These units are deed-restricted as affordable housing for lower-income households.

Very Low	Lower	Moderate	Above Moderate	Total
---	3	---	3,948	3,951
Very Low	Lower	Moderate	Above Moderate	Total
321	570	545	4,565	6,001

Sources:

1. Construction/approval by unit type data is based on County permit data.
  2. Rental information, if available, is obtained from [www.rentslizer.com](http://www.rentslizer.com).
- Home sales price information is obtained from [www.realtor.com](http://www.realtor.com) and [www.city-data.com](http://www.city-data.com).

<sup>8</sup> Approved in June 2008.

<sup>9</sup> 259 (total VL from 1/1/06-4/20/08)+ 62 (105<sup>th</sup> and Normandie).



## Development Potential in Specific Plan Areas

### ***Newhall Ranch Specific Plan***

The Newhall Ranch Specific Plan area is located within the Santa Clarita Valley, 2 miles west of Magic Mountain Amusement Park in Potrero Canyon. The Plan provides for five integrated mixed use villages on a site of 11,963 acres. Residential development is anticipated to provide 21,308 units at buildout. A variety of housing types is planned, including Estate Residential, Low Density, Medium Density, Low-Medium Density, High Density, and Mixed Use.

On May 31, 2000, a superior court rendered a decision setting aside the approval of the Newhall Ranch project for a variety of reasons related to California Environmental Quality Act (CEQA) issues. The lawsuit has been resolved recently and the development of the Newhall Ranch Specific Plan may proceed as planned.

The Newhall Ranch Specific Plan provides for the direct inclusion of affordable housing for low- and moderate-income households. While affordable units may be located within any planning area that allows for residential development, it is anticipated that most units will be located within the land use designations Medium Residential, High Residential, and Mixed Use. These categories allow for higher intensity residential uses associated with housing types that can provide sales and rental rates that low-income households can afford.

Pursuant to the development agreement, a total of 2,200 housing units will be made affordable directly by the developer, of which 440 units will be very low-income units (of the 440 units, a minimum of 44 units will be reserved for seniors 62 years of age or older), 330 units will be lower-income units at 65% of the County AMI, 220 units will be lower-income units at 80% of the County AMI, and 1,210 units will be moderate-income units at 120% AMI. These units will be provided in a variety of residential units (for-sale and rental) and will be disbursed throughout the Specific Plan area. The affordable units provided will approximate the floor area and number of bedrooms of market-rate units and will be constructed at a rate consistent with the overall residential development of the Specific Plan.

The Newhall Ranch Specific Plan contains no phasing plan for plan buildout. However, the development agreement for Newhall Ranch guarantees the production of affordable housing to be concurrent with the construction of market-rate housing units.

### ***Marina del Rey Specific Plan (Marina del Rey, California)***

(Recertified as part of the County Local Coastal Program by the Coastal Commission on February 8, 1996)

As of September 2007, 2,560 new units have been proposed or approved in the Marina del Rey Specific Plan area. Located within the Coastal Zone, the Marina del Rey Specific Plan is required to incorporate affordable housing, where feasible. As of December 2007, 295 affordable units have been planned or approved (Table 2-4). Among these 295 units, 32 are for very low-income households, 134 are for lower-income households, and 129 are for moderate-income households. Eighty-two of these affordable units will be available to seniors.



*Surveying in Canyon Park*

**Table 2-4: Affordable Housing in the Marina del Rey Specific Plan Area**

	Very Low		Lower		Moderate		Total	
	Senior	Family	Senior	Family	Senior	Family	Senior	Family
Units Under Construction								
Parcel 12	---	---	35	---	---	---	35	---
Parcel 140	---	15	---	---	---	---	---	15
Units Approved								
Parcel 15	---	---	47	---	---	---	47	---
Parcel 100/101	---	17	---	---	---	37	---	54
Units in Planning								
Parcel 10	---	---	---	13	---	35	---	48
Parcel FF	---	---	---	7	---	7	---	14
Parcel 95	---	---	---	4	---	4	---	8
Parcel 33/NR	---	---	---	15	---	15	---	30
Parcel 64	---	---	---	13	---	31	---	44
Total	---	32	82	52	---	129	82	213

***Northlake Specific Plan (Castaic, Santa Clarita Valley, California)***

(Sub-Plan Amendment 87-172 adopted on December 17, 1992)

(Revised Sub-Plan Amendment 98-047 filed on April 27, 1998)

The Northlake Specific Plan area is located 2 miles north of the existing community of Castaic in the Santa Clarita Valley. This Specific Plan provides for a mixed use community that allows up to 2,337 single-family units, 1,286 multi-family units, 169,884 square feet of commercial space, 545,589 square feet of industrial space, 643.3 acres of recreation and open space, and 23.1 acres of school and park facilities. A conditional use permit, zone change, and development agreement were concurrently approved with this plan amendment. Specific subdivision maps must be approved before actual construction can commence. Table 2-5 provides a summary of the residential capacity in the Northlake Specific Plan area. Given the relatively low density uses planned for Northlake, these units are expected to be affordable to moderate-income households.

**Table 2-5: Residential Development Potential - Northlake Specific Plan**

Land Use Category	Area (in acres)	Density	Planned Units
Estate-Low Density	87.0	1 du/ac	87
Single-Family	417.8	5 du/ac	2,250
Multi-Family	95.5	13 du/ac	1,286
Total	600.3		3,623

The Northlake Specific Plan has originally established a phasing plan, with buildout being projected by 2000. However, due to delays caused by the economic recession during the 1990s, as of June 2008, construction has not yet begun in the Northlake Specific Plan area. Future production of units within the Northlake Specific Plan area is contingent primarily upon market conditions.

***Canyon Park Specific Plan (Canyon Country, Santa Clarita Valley, California)***

(Sub-Plan Amendment 85-004 adopted on December 18, 1986)

The Canyon Park Specific Plan is a 981-acre project located to the north and south of the Antelope Valley Freeway (State Route 14), at Via Princessa in Canyon Country. The plan provides for a community with a mixture of land uses, including schools, parks, and neighborhood commercial, as well as regional-service offices. The Specific Plan allows for a maximum of 5,400 dwelling units in a range of densities. More than 4,700 of the residential units are planned as medium- to high-density apartments and condominiums.

The Canyon Park Specific Plan is primarily built out with only two tracts remaining to be developed. One tract is approved for 363 units, but construction has not yet begun. Another tract is being proposed for 165 units. The remaining capacity in the Canyon Park Specific Plan area is 528 units.

**Vacant and Underutilized Sites Analysis for Multi-Family Residential Potential**

***Methodology***

The County's above moderate-income housing needs are primarily addressed in single-family zones and in the Specific Plan areas. In addition to the affordable housing generated by the various development agreements with Specific Plan developers, as well as through affordable housing subsidies and regulatory incentives, low- and moderate-income housing can be accommodated on vacant and underutilized properties throughout the urbanized unincorporated areas.

Vacant and underutilized residential sites and commercial sites that permit mixed use development were identified initially through Geographic Information System (GIS) analysis, based on County land use policies and Assessor data. The analysis focused on the following zones in the urbanized areas:

- R2, R3, and R4 zones, where duplexes and multi-family residential development are permitted; and
- C1, C2, C3, and CH zones, where certain mixed use developments are permitted through an administrative procedure and in the CM zone where certain mixed use developments are permitted with a minor conditional uses permit.

For underutilized residential properties, GIS was used to initially screen properties using the following criteria:

- Sites are at least 0.5 acre for scattered sites;
- Units/improvements on sites that are at least 30 years old; and
- Improvement-to-land value ratio of less than 1.0, which indicates that the structures on the site are less valuable than the land, and therefore more likely to be redeveloped.



*Open Space – Antelope Valley*



*Open Space – Antelope Valley*

For underutilized commercial properties, GIS was used to initially screen properties using the following criteria:

- Sites are greater than 1.0 acre for scattered sites;
- Units/improvements on sites are at least 15 years old; and
- Improvement-to-land value ratio of less than 1.0, which indicates that the structures on the site are less valuable than the land, and therefore more likely to be redeveloped.<sup>10</sup>

After the initial GIS screening, orthophotos were reviewed to confirm the vacancy status of sites, as well as to identify additional vacant and underutilized sites. When scanning the orthophotos for potential vacant and underutilized sites, the potential for lot consolidation with surrounding properties, and environmental and other constraints (utility or drainage easement, Sensitive Ecological Areas, Hillside Management Area, Very High Fire Hazard Severity Zone, or Airport Land Use Influence Area) were noted.

The County's Zoning Enforcement planners also assisted in verifying the status of the vacant and underutilized sites via field checks. The Zoning Enforcement staff was asked to identify the current use of the sites, as well as to assess the underutilized status of the sites based on the following factors:

- Location in areas with construction activities;
- Deteriorating buildings;
- Large surface or unpaved parking areas;
- High vacancy (space for lease or boarded up);
- Marginal business in operation;
- Built capacity; and
- Potential for lot consolidation with surrounding properties.

Extensive efforts were expended to review the sites identified to determine the appropriateness of the sites. Based on the GIS data and observations of the Zoning Enforcement staff, sites that contain existing uses that may be difficult to redevelop either due to property ownership, timing, or market feasibility were removed from the sites inventory. Scattered small sites with little potential for lot consolidation were also excluded. Several sites were also removed because their highest and best uses were determined to be nonresidential due to surrounding uses.

Most of the underutilized sites included in the sites inventory are properties occupied by small independent businesses with large surface parking areas. Prevalent existing uses include small retail neighborhood shopping centers and office buildings, stand-alone businesses such as fast-food restaurants, auto service centers, surface parking lots and junk yards, single-family homes, mobilehome parks, and small apartment buildings. Given the age of the existing improvements (at least 15 years for nonresidential and at least 30 years for residential), the intensification potential on individual lots, the lot consolidation potential, and the various incentives offered by the County, these uses are ripe for redevelopment.

### ***Small Sites***

The County conducted an analysis to determine the geographic clustering of smaller sites. Sites that are smaller than 0.5 acre are included in the sites inventory when lot consolidation is feasible. When assessing the feasibility of smaller sites, the following criteria are used:

- For 17 units/acre and 18 units/acre sites, the sites with a minimum lot size of 5,000 square feet are included in the inventory. This lot size is the minimum residential lot size and the 17 units/acre and 18 units/acre densities are ideal for duplexes. Such housing provides affordable options for moderate-income households.

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<sup>10</sup> Most similar research studies by economists or other research groups use an improvement-to-land value ratio 0.5 or less for commercial properties to identify underutilized properties. The County's use of 1.0 ratio represents a conservative assumption.

- Lots that are delineated as split-zoned parcels are retained in the sites inventory because these lots typically reflect only a portion of the site that is usually substantially larger.
- Lots with consolidation potential are included in the sites inventory. Lot consolidation potential is determined by:
  - Reviewing the orthophotos to note when the lot is adjacent to other vacant lots;
  - Reviewing the orthophotos or GIS when the lot is adjacent to an identified underutilized and/or vacant site in the adequate sites inventory;
  - Field survey by Housing Section staff or Zoning Enforcement staff;
  - Identifying sites zoned R-3 in the East Los Angeles Community Standards District (CSD) or in the TODs, which have lot consolidation incentives;
  - Noting when sites are under common property ownership; and/or
  - Noting when the lot is part of a cluster of identified underutilized and vacant sites in the adequate sites inventory.

When sites at densities of 30 or more units per acre can be consolidated to accommodate at least five units, these parcels are considered feasible for facilitating the development of lower-income housing. The only exceptions are for parcels with split zoning. The “dominant” zoning for the largest portion of the parcel is used to determine the potential affordability level of the site. Therefore, in limited cases, split parcels at densities of 17 or 18 units per acre are considered feasible for lower-income housing.

### ***Realistic Capacity***

In estimating the capacity for development, the County’s Infill Policy, which applies to the areas covered by the Countywide General Plan, was applied. When the General Plan was adopted in 1980, GIS technology was not available to the County to develop a parcel-specific General Plan Land Use Policy Map. In response to this issue, the County adopted an Infill Policy that permits development to occur at a higher density than the specified General Plan designation, if certain findings, including comparable densities in the surrounding area, can be made. In most cases, an average development density at 80% of the maximum permitted density is used when estimating the capacity of the sites inventory. This 80% factor is typical of most urban development, particularly for urban infill development. In urbanized areas, where higher density development is intended and where development occurs primarily as infill projects, most improvements are already in place (e.g., roadways and infrastructure) and requirements for open space, landscaping, and parking are generally lower than in lower density suburban areas.

However, some CSDs have more restrictive development standards, while others have less restrictive standards than those specified in the County’s Zoning Code. Specifically, CSDs with more restrictive development standards for multi-family and mixed use developments are Walnut Park CSD, West Athens-Westmont CSD, Willowbrook CSD, South San Gabriel CSD, East Pasadena-San Gabriel CSD, and La Crescenta-Montrose CSD. CSDs with less restrictive development standards than the County Zoning Code are East Los Angeles CSD<sup>11</sup> and Florence-Firestone CSD. Revitalization through infill development and lot consolidation is highly encouraged in these areas. Based on a review of the various standards in these CSDs, the 80% factor is reduced or decreased by 5% as follows:

- The capacity for sites that meet the following criteria is reduced by 5%:
  - La Crescenta-Montrose CSD
    - Stepback requirement for R3 adjacent to single-family and two-family zones
  - East Pasadena - San Gabriel CSD
    - Stepback requirement for R3 adjacent to single-family zones
    - Stepback requirement for C1, C2, CH, and C3 adjacent to residential zones

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<sup>11</sup> Although the East Los Angeles CSD imposes a height limit of 35 feet in C3 zones, it also includes incentives for facilitating mixed use development.

- Rowland Heights CSD
  - Two stories for C-zones or in some cases, three stories, but the third story must be office uses
- South San Gabriel CSD
  - Height limit of 35 feet for C3
- Willowbrook CSD
  - Height limit of 35 feet for C1, C2, C3, and R3, but limited to two stories
- Walnut Park CSD
  - Height limit of 25 feet for R3 and C1
- Site capacity for sites that meet the following criteria is increased by 5%:
  - East Los Angeles CSD
    - 15% infill density bonus (affordability not required) in R3 zones
    - Lot consolidation density bonus based on size of lot
    - Incentives for residential and mixed uses in “Mixed Use Commercial and Residential” areas, per East Los Angeles Community Plan
  - Florence Firestone CSD
    - Increased height limit for C2 (45 feet instead of 35 feet)
    - Incentives for residential and mixed uses in commercial zones
  - Transit Oriented Districts
    - Lot consolidation density bonus based on size of lot
    - Incentives for residential and mixed uses in commercial zones

### ***Residential Sites***

Vacant and underutilized residential sites throughout the urban unincorporated areas could potentially accommodate approximately 9,400 units (Table 2-6). The majority of the development potential occurs within the R3 zone, where a significant number of parcels are considered underutilized.

**Table 2-6: Residential Sites Inventory**

Maximum Density	Acres	# of Parcels	Maximum Units	Potential Units	Potential Affordability	
					Lower	Moderate
Vacant Properties						
17.0 du/ac 18.0 du/ac	55.31	306	826	637	0	637
30.0 du/ac 50.0 du/ac	31.78	108	1,060	835	745	90
Total	87.09	413	1,886	1,472	745	727
Underutilized Properties						
17.0 du/ac 18.0 du/ac	94.26	83	1,652	1,329	0	1,329
30.0 du/ac 50.0 du/ac	280.07	128	8,351	6,643	6,627	16
Total	374.33	211	10,003	7,972	6,627	1,345



### **Commercial Sites**

The majority of future residential development is expected to occur along commercial corridors and around transit centers under the County's Mixed Use Ordinance and Transit Oriented Districts Ordinance. Vacant and underutilized commercial sites can potentially accommodate approximately 14,000 units in the unincorporated areas (Table 2-7).

**Table 2-7: Mixed Use (Residential/Commercial) Sites Inventory**

Maximum Density	Acres	# of Parcels	Maximum Units	Potential Units	Potential Affordability	
					Lower	Moderate
Vacant Properties						
17.0 du/ac 18.0 du/ac	35.72	117	551	425	0	425
30.0 du/ac 50.0 du/ac	41.13	165	1,727	1,360	1,245	115
Total	76.85	282	2,278	1,785	1,245	540
Underutilized Properties						
17.0 du/ac 18.0 du/ac	237.46	300	3,850	3,031	25	3,006
30.0 du/ac 50.0 du/ac	267.57	309	11,764	9,359	9,280	79
Total	505.03	609	15,614	12,390	9,305	3,085

### **Subdivisions with Manufactured Homes and Mobilehome Parks**

Mobilehomes represent a significant source of affordable housing for lower-income households in the unincorporated areas, particularly in the Antelope Valley. Specifically, Acton, Elizabeth Lake, Juniper Hills, Pearblossom, Leona Valley, Llano, Lake Hughes, Three Points, and Lake Los Angeles are rural communities in the unincorporated areas where rural population accounted for 68% of the total population in those areas, according to the 2000 Census.<sup>12</sup>

Given the infrastructure constraints and rural setting, mobilehome parks and mobilehome subdivisions are appropriate housing options in these areas. According to real estate data (Table 2-3), mobilehomes/modular homes for sale in these communities are priced well below \$200,000 and are, therefore, affordable to lower-income households. Furthermore, mobilehome parks that charge space rents offer an even more affordable housing option for lower-income households. According to a survey of existing mobilehome parks in the Antelope Valley, the typical selling price for a manufactured unit can sell for around \$40,000-\$50,000 for a singlewide unit and \$60,000-\$120,000 for a doublewide unit, and rents for spaces are priced around \$430 per month. Only a few mobilehome parks provide rental options, with the cost to rent the space and unit for around \$600-\$695 per month.<sup>13</sup>

Mobilehome subdivisions, which are single-family subdivisions with manufactured homes, are permitted in all residential zones (RA, R1, R2, R3, R4, and RPD) and agricultural zones (A1 and A2). Mobilehome parks are conditionally permitted in all residential zones (RA, R1, R2, R3, R4, and RPD), agricultural zones (A1 and A2), and certain commercial zones (CH, C1, C2, C3, C4, CM, CR, and CPD), and permitted in manufacturing zones (M1, M1½,

<sup>12</sup> According to the Census, the "rural" classification consists of all territories, population, and housing units located outside of Urban Areas or Urban Clusters. Portions of the unincorporated areas do not meet the population density criteria for an Urban Area or Cluster and are, therefore, classified as rural.

<sup>13</sup> Based on phone survey responses for five existing mobilehome parks in the Antelope Valley. Conducted by the Housing Section staff in June 2008.



M2, and M3). Ample opportunities exist in the rural unincorporated communities where mobilehomes would fulfill a portion of the County's affordable housing needs for lower income households. A review of Assessor data in the Antelope Valley reveals that 8.4% of all housing units in this area are developed as subdivisions with manufactured homes and mobilehome parks.

In assessing the capacity for mobilehomes and manufactured homes, the County has identified vacant lots in the Antelope Valley where one unit per lot is permitted by right. In addition, the analysis is limited to parcels of 1 gross acre or more, with the exception 0.5 acre<sup>14</sup> lots that have been verified to be legal. Lots that are impacted by hillside topography, flooding, Significant Ecological Area (SEA), or fire hazards are removed from the inventory. Also removed from the inventory are lots that are zoned Open Space or Industrial, and lots designated in the Antelope Valley Area Plan as:

- O or O-W (Open Space and Water Body) or O-BLM (Open Space, Bureau of Land Management);
- M (Industrial); and
- TC (Transportation Corridor).

Based on the GIS data, the Antelope Valley has 31,024 vacant lots, totaling 169,647.78 acres, to permit at least one unit per lot by right. Assuming the same pattern of development, 8.4% or 2,606 of these single-family homes can be expected as manufactured homes or mobilehomes. Such homes are priced at levels affordable to lower-income households.

### **Second Unit Construction**

Pursuant to the State law, the County Zoning Ordinance permits the construction of a second unit on parcels where a single-family home exists or is concurrently built. Between January 1, 2006, and April 30, 2008, a total of 249 second units were permitted, for an average of 106 second units each year. The Housing Element includes a housing program to improve the design, streamline permit processing, promote the development of, and offer flexible development standards for second units by 2013. Based on the current development trend and future efforts, the County anticipates an increased interest in second units in upcoming years, especially after the retooling of the Second Unit Ordinance. An estimated 720 second units may be constructed during the remaining 6 years between July 1, 2008, and June 30, 2014 (for an average of 120 units per year).

### **Pending Development Activities**

The pending activities data represent cases that are currently going through the entitlements process.<sup>15</sup> While they are not approved, for the purpose of this analysis, the number of proposed units can provide a fair snapshot of the additional residential development potential and housing market trends in the unincorporated areas. Table 2-8, which focuses on multi-family residential development, provides a summary of pending subdivision activities by community, primarily in the north and east County unincorporated communities. The County's housing needs for above moderate-income housing are primarily fulfilled with single-family development in the various Specific Plan areas. Multi-family residential development, particularly rental development, in the north and east County unincorporated areas, offers moderate-income housing opportunities, given the affordable housing markets in those areas.

In addition to pending cases in subdivisions, other pending multi-family residential developments at scattered sites are included. Table 2-9 provides a summary of pending non-subdivision activities by community. With the exception of a CDC-funded case in the Antelope Valley (Quartz Hill), all of the units are located in the unincorporated urban islands. Duplex units that are added to existing single-family homes offer lower-income housing opportunities. These units are usually small in size and are rented at low or no costs. Duplex units that are new construction offer moderate-income housing opportunities.

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<sup>14</sup> Up to 1 gross acre.

<sup>15</sup> Also includes cases that have secured funding from the CDC for affordable housing.

**Table 2-8: Pending Subdivision Activities**

Unincorporated Community	Apartments	Condominiums	Total	Potential Affordability	
				Moderate	Above Moderate
Antelope Valley	908	1,124	2,032	908	1,124
Avocado Heights	0	111	111	0	111
East Irwindale	0	8	8	0	8
East Pasadena-San Gabriel	0	96	96	0	96
Hacienda Heights	0	12	12	0	12
La Crescenta-Montrose	0	63	63	0	63
Santa Clarita Valley	329	6,963	7,292	329	6,963
South Monrovia	20	334	354	20	334
South San Gabriel	0	18	18	0	18
South Whittier	0	32	32	0	32
Total	1,257	8,761	10,018	1,257	8,761

**Table 2-9: Pending Non-Subdivision Activities**

Unincorporated Community	Apartments	Duplexes/ Condominiums	Total	Potential Affordability		
				Lower	Moderate	Above Moderate
Alondra Park	0	1	1	1	0	0
Altadena	278	0	278	0	278	0
Antelope Valley	75	0	75	75	0	0
East Rancho Dominguez	57	2	59	57	2	0
East Los Angeles	106	10	116	61	55	0
Florence-Firestone	10	10	20	1	19	0
La Crescenta-Montrose	30	8	38	0	30	8
Rowland Heights	775	0	775	0	775	0
South San Gabriel	0	2	2	0	2	0
South Whittier	0	6	6	6	0	0
West Athens-Westmont	0	6	6	1	5	0
West Carson	4	1	5	1	4	0
West Rancho Dominguez	0	2	2	0	2	0
Willowbrook	6	2	8	2	6	0
Total	1,341	50	1,391	205	1,178	8

### Transit Oriented Districts

Program 6 (Transit Oriented Districts) includes the retooling of the Transit Oriented Districts (TODs) to provide additional incentives in order to facilitate transit oriented developments. To assess the potential impact of Program 6 with increased density, the County identified and analyzed vacant and underutilized parcels that are within the adopted Blue Line and Green Line TODs, and 0.5-mile corridor from the proposed metro stations (Gold Line) in East Los Angeles.

The analysis of the potential impact of Program 6 (Transit Oriented Districts) addresses the following scenarios:

- 1) Estimate the potential of sites from 17 units per acre and 18 units per acre to 30 units per acre
- 2) Estimate the potential of sites from 30 units per acre to 50 units per acre
- 3) Estimate the potential of sites from 17 units per acre, 18 units per acre, and 30 units per acre to 50 units per acre

As shown in Table 2-10, Scenario 1 yields a net increase of 461 high density units; Scenario 2 yields a net increase of 260 high density units; and Scenario 3 yields 1,458 high density units. See Appendix A for a full list of sites considered under this analysis.

**Table 2-10: Summary of Additional Unit Potential in the Transit Oriented Districts**

<b>TOD</b>	<b>Scenario 1</b>	<b>Scenario 2</b>	<b>Scenario 3</b>
<b>Blue Line</b>	109	75	361
<b>Green Line</b>	156	20	433
<b>Gold Line (proposed)</b>	196	165	664
<b>Total Potential Units</b>	<b>461</b>	<b>260</b>	<b>1,458</b>

### **Adequacy of Residential Sites Inventory**

The County must demonstrate adequate sites at appropriate densities and development standards to accommodate its RHNA of 57,176 units. The County's residential sites potential is composed of the following:

- Specific Plan areas that have been comprehensively preplanned to accommodate a range of housing types and densities;
- Vacant and underutilized residential sites;
- Vacant and underutilized commercial sites where mixed use is permitted; and
- Second units.

Table 2-11 provides a summary of the units constructed or approved between January 1, 2006, and April 30, 2008,<sup>16</sup> as well as the County's available residential development potential for accommodating the RHNA.

Based on planned development and capacity of vacant and underutilized sites, the County can accommodate an additional 54,963 units. Pending multi-family residential development projects and subdivision activities provide 11,409 additional units. However, about half of these units will be single-family or lower density units potentially affordable only to above moderate-income households. Low- and moderate-income housing will be accommodated primarily in the multi-family residential and commercial zones where mixed use developments are permitted, as well as through second units in the unincorporated islands and mobilehomes/manufactured homes in the Antelope Valley. Combined, these zones and pending activities offer a capacity for 32,078 units, which is adequate to accommodate the County's remaining RHNA of 31,878 low- and moderate-income units.

Given that the RHNA was conducted prior to understanding the full impact of the recent economic downturn, it is important to note that the regional housing needs allocation for the unincorporated areas may or may not represent an accurate assessment of the current real estate market and its affect on housing affordability and the availability of housing to meet the regional housing needs of all income levels, within the next planning period.

<sup>16</sup> With the addition of 105<sup>th</sup> and Normandie, which was approved in June 2008.

**Table 2-11: RHNA Status**

	<b>Very Low</b>	<b>Lower</b>	<b>Moderate</b>	<b>Above Moderate</b>	<b>Total</b>
<b>RHNA</b>	<b>14,425</b>	<b>9,073</b>	<b>9,816</b>	<b>23,862</b>	<b>57,176</b>
<b>Units Constructed or Approved</b> (as of April 30, 2008)	321	570	545	4,565	6,001
<b>Remaining RHNA</b>	<b>14,104</b>	<b>8,503</b>	<b>9,271</b>	<b>19,297</b>	<b>51,175</b>
<b>Specific Plans</b>					
Newhall Ranch	440	550	1,210	19,108	21,308
Marina del Rey	32	134	129	2,265	2,560
Canyon Park	---	---	---	528	528
Northlake	---	---	---	3,623	3,623
<b>Vacant Sites</b>					
Residential 17 du/ac & 18 du/ac	---		637	---	637
Residential 30 du/ac & 50 du/ac	745		90	---	835
Mixed Use 17 du/ac & 18 du/ac	0		425	---	425
Mixed Use 30 du/ac & 50 du/ac	1,245		115	---	1,360
<b>Underutilized Sites</b>					
Residential 17 du/ac & 18 du/ac	---		1,329	---	1,329
Residential 30 du/ac & 50 du/ac	6,627		16	---	6,643
Mixed Use 17 du/ac & 18 du/ac	25		3,006	---	3,031
Mixed Use 30 du/ac & 50 du/ac	9,279		79	---	9,358
<b>Mobilehomes and Manufactured Homes</b>	2,606		---	---	2,606
<b>Second Units</b>	---	720	---	---	720
<b>Total Sites Capacity</b>	<b>22,403</b>		<b>7,036</b>	<b>25,524</b>	<b>54,963</b>
Compared with Remaining RHNA	(204)		(2,235)	6,227	3,788
<b>Pending Development Activities</b>	205		2,435	8,769	11,409
<b>Total Sites Capacity with Pending Development Activities</b>	<b>22,607</b>		<b>9,471</b>	<b>34,293</b>	<b>66,371</b>
<b>Compared with Remaining RHNA</b>	<b>1</b>		<b>200</b>	<b>14,996</b>	<b>15,197</b>
<b>Total Sites Capacity with Pending Development Activities and TOD Scenarios</b>			<b>9,471</b>	<b>34,293</b>	
<b>TOD Scenario 1: 461 units</b>	<b>23,068</b>				<b>66,832</b>
<b>TOD Scenario 2: 260 units</b>	<b>22,867</b>				<b>66,631</b>
<b>TOD Scenario 3: 1,458 units</b>	<b>24,065</b>				<b>67,829</b>

### Availability of Infrastructure and Services

As a condition to the projects being approved by the Regional Planning Commission, developers must annex into existing sewer/water districts or ensure the extension of sewer/water lines to the project. In the urban areas and near other developments, water and sewer may extend to the selected vacant lot. However, in “urban expansion” areas, such as the Antelope Valley, Santa Clarita Valley, and the Santa Monica Mountains, developers of vacant lots may have to make a larger infrastructure investment in order to bring services to the lots from a significant distance.

Developers cannot receive building permits to initiate construction without demonstrating water availability, and either sewer availability or the ability to accommodate septic systems.

As shown in Table 2-11, future residential development in the unincorporated areas is focused in several areas—Newhall Ranch Specific Plan, and high density residential and mixed use areas in the urban islands. A review of the Environmental Impact Reports for the Northlake, Newhall Ranch, and the Canyon Park Specific Plans indicates that the water supply for these areas will be sufficient to meet the projected demand. A recent lawsuit regarding the availability of water for development in the Santa Clarita Valley was the major reason for delays in the development of Newhall Ranch Specific Plan. This lawsuit has been resolved and construction in Newhall Ranch can occur as market conditions permit. The developer of Newhall Ranch is responsible for installing infrastructure and services to serve the anticipated households in the plan.

For the urban unincorporated areas, letters from various water purveyors have confirmed that water is available to serve the identified sites. In addition, as mixed use development is expected to occur as infill development throughout the commercial zones in areas that are already served by infrastructure and facilities, and such development is less intensive than commercial-only development, there is adequate infrastructure to serve the identified sites.<sup>17</sup>

Regarding sewer and wastewater management, a review of the 2005-2010 Municipal Service Review (MSR) for the Los Angeles County Sanitation Districts indicates that wastewater treatment facilities are operating with sufficient infrastructure to support projected growth. Completed expansions and plans for expansions, in addition to preventative maintenance, will more than accommodate wastewater needs for regional growth expectations; however, some landfills are near capacity and further expansion is planned. The Sanitation Districts facilities and systems plans are prepared with consideration of population growth and development trends. Capital improvement and service expansion analyses start with SCAG's most recent regional transportation plan (RTP) growth projections and are adjusted with community-level and on-the-ground data.

## **FINANCIAL RESOURCES**

The following financial resources are available to the County for new construction and rehabilitation of affordable housing, as well as preservation of housing units at risk of converting to market-rate housing (discussed in Chapter 3 – Housing Analyses).

### **Geographic Areas Covered**

Various housing and community development funds are available to the County of Los Angeles. Each funding program is subject to specific regulations and is available to different geographic areas. These geographic entities are briefly described below.

#### ***County of Los Angeles***

The County of Los Angeles encompasses 88 incorporated cities and the unincorporated areas, covering approximately a land area of 4,084 square miles and including the islands of San Clemente and Santa Catalina. Its 2007 population was estimated at 10,331,939 by the State Department of Finance (DOF). All of the cities in varying degrees contract with the County to provide municipal services, including the administration of housing programs.

#### ***Unincorporated County Areas***

More than 65% of the land area of Los Angeles County is unincorporated. As of 2007, an estimated 1,092,001 residents were living in the unincorporated areas, according to DOF. For the one million people living in those areas,

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<sup>17</sup> As part of the approval of the Mixed Use Ordinance, the impact on water and sewer capacities was considered.

the Board of Supervisors is the governing body and County departments provide the municipal services, including all housing programs.

***Urban County***

The Los Angeles Urban County is composed of the unincorporated areas and the following 47 participating cities:

- |                 |                        |                         |
|-----------------|------------------------|-------------------------|
| • Agoura Hills  | • El Segundo           | • Rolling Hills         |
| • Arcadia       | • Hawaiian Gardens     | • Rolling Hills Estates |
| • Azusa         | • Hermosa Beach        | • San Dimas             |
| • Bell          | • Irwindale            | • San Fernando          |
| • Bell Gardens  | • La Canada Flintridge | • San Gabriel           |
| • Beverly Hills | • La Habra Heights     | • San Marino            |
| • Bradbury      | • La Mirada            | • Santa Fe Springs      |
| • Calabasas     | • La Puente            | • Sierra Madre          |
| • Cerritos      | • La Verne             | • Signal Hill           |
| • Claremont     | • Lawndale             | • South El Monte        |
| • Commerce      | • Lomita               | • South Pasadena        |
| • Covina        | • Malibu               | • Temple City           |
| • Cudahy        | • Manhattan Beach      | • Walnut                |
| • Culver City   | • Maywood              | • West Hollywood        |
| • Diamond Bar   | • Monrovia             | • Westlake Village      |
| • Duarte        | • Rancho Palos Verdes  |                         |

Detailed descriptions of the various housing funding sources are provided later. Table 2-12 summarizes the geographic areas covered by each program administered by CDC.

**Table 2-12: Funding Sources and Applicable Geographic Areas**

<b>Funding Program</b>	<b>Responsible Agency</b>	<b>County of Los Angeles</b>	<b>Unincorporated Areas Only</b>	<b>Urban County Only</b>
City of Industry Funds	CDC	Within 15-mile radius of the City of Industry		
Community Development Block Grants (CDBG)	CDC			✓
HOME Investment Partnership (HOME)	CDC			✓
Emergency Shelter Grants (ESG)	LAHSA			✓
Housing Opportunities for Persons with AIDS (HOPWA)	City of Los Angeles	✓		
HUD Comprehensive Grant Program (CGP)	HACOLA	All public housing units owned and managed by HACOLA scattered throughout the County		
Section 8 Housing Choice Voucher Program	HACOLA	All jurisdictions except those with their own Public Housing Agency		
Mortgage Credit Certificate (MCC)	CDC	Unincorporated areas and 55 cities		
Supportive Housing Program	LAHSA	✓		
Redevelopment Housing Set-Aside	CDC		✓	
Department of Mental Health Housing Trust Fund	DMH			
Homeless Prevention Initiative	CEO, CDC, DCFS, DPSS, Sheriff			

CDC = Los Angeles Community Development Commission  
 CEO = Chief Executive Office  
 DCFS = Department of Children and Family Services  
 DMH = Department of Mental Health  
 DPSS = Department of Public Social Services  
 HACOLA = Housing Authority of the County of Los Angeles  
 LAHSA = Los Angeles Homeless Services Authority  
 Sheriff = Sheriff's Department

## **Funding Sources Available**

### ***City of Industry Redevelopment Set-Aside Funds (Industry Funds)***

The County administers the Industry Funds for affordable housing development on behalf of the City of Industry. These funds were originally generated by the City of Industry and are now under the control of the Housing Authority of Los Angeles County, a part of the CDC. A portion of these funds has been made available by CDC for permanent financing of affordable rental and for-sale housing in any political jurisdiction within a 15-mile radius of the City of Industry boundary in Los Angeles County. Developers may apply for funds through a competitive Request for Proposal (RFP) process. The RFP process provides for two application periods annually.



Half of the funds have been reserved specifically for competitive allocation to create housing for the following special needs groups: mentally and physically developmentally disabled; emancipated foster youth; victims of domestic violence; and HIV/AIDS patients. For the 2008-2014 Housing Element planning period, \$78 million in Industry Funds are anticipated to be available.

### ***Community Development Block Grant (CDBG)***

The Federal CDBG program, initiated by the Housing and Community Development Act of 1974, has provided eligible metropolitan cities and urban counties (called “entitlement communities”) with annual direct grants for revitalizing neighborhoods, expanding affordable housing and economic opportunities, and/or improving community facilities and services, principally to benefit low-income persons (up to 80% AMI). CDBG projects must fulfill at least one of the following three criteria: (1) benefits low-income persons; (2) prevents or eliminates slums or blight; or (3) meets other urgent community development needs.

In the Los Angeles Urban County, CDBG funds are used for supportive services, site acquisition, site improvements, and infrastructure and neighborhood improvements in conjunction with CDC-sponsored housing developments. For fiscal year (FY) 2007-08, the CDBG allocation for the Los Angeles Urban County was \$30,734,718. Congressional appropriation for the CDBG program has continued to decline over the past 7 years. An additional 3% cut is anticipated for FY 2008-09.

### ***HOME Investment Partnerships (HOME)***

The HOME program was created as a result of the 1990 Cranston-Gonzales National Affordable Housing Act (NAHA). HOME is the largest Federal block grant to State and local governments designed exclusively to create affordable housing for low-income households (up to 80% AMI). HOME funds are awarded annually as formula grants to participating jurisdictions. The program’s flexibility allows grantees to use HOME funds for grants, direct loans, loan guarantees or other forms of credit enhancement, or rental assistance or security deposit.

HOME funds are used throughout the Los Angeles Urban County for both short-term and long-term “gap” financing, for both construction loans and permanent loans. HOME funds are also used in support of housing developments undertaken or proposed by Community Housing Development Organizations (CHDOs), and by other nonprofit housing developers. For FY 2007-08, the HOME allocation for the Los Angeles Urban County was \$12,814,611.

### ***Emergency Shelter Grant (ESG)***

The ESG program began on November 7, 1989, as part of the Stewart B. McKinney Homeless Assistance Act. The program is designed to improve the quality of existing emergency shelters, make available additional emergency shelters, help meet the cost of operating emergency shelters, and provide essential social services to homeless individuals. The ESG program ensures that the homeless have access not only to safe and sanitary shelter, but to supportive services and other kinds of assistance needed to improve their situations. The program is also intended to reduce homelessness through the funding of preventive programs and activities.

On December 17, 1993, the City and County of Los Angeles entered into a joint exercise of powers agreement to create the Los Angeles Homeless Services Authority (LAHSA) to provide coordinated homeless services. Programs initially assigned to LAHSA by the County and City of Los Angeles include the ESG program and the Cold/Wet Weather Emergency Shelter Program, funded in part with CDBG funds, as well as other homeless services programs already being provided by the City and County. For FY 2007-08, the ESG allocation for the Los Angeles Urban County was \$1,320,346.

### ***Housing Opportunities for People with AIDS (HOPWA)***

The Federal HOPWA program helps low-income people with AIDS and their families by providing funds for securing housing that can serve as a basis for health care and other services. HOPWA also funds three additional activities that serve people at any income level: housing information, community outreach, and education.

Amendments made to NAHA in 1992 stated that the largest city in the eligible metropolitan statistical area (MSA) would be responsible for the HOPWA program. Therefore, the City of Los Angeles is a designated recipient of HOPWA funds on behalf of the entire County.

### ***HUD Comprehensive Grant Program (CGP)***

The Federal Comprehensive Grant Program (CGP) is the primary source of modernization funds for physical improvements to public housing units and for improvements to the management and operational practices for existing public housing projects for large public housing authorities. Through CGP, HUD makes funds available to help public housing authorities (PHAs) correct physical and management deficiencies and keep units in the housing stock safe and desirable places to live.

The CGP gives larger PHAs, such as HACOLA, discretion for planning specific improvements and facilitates long-term planning by providing funds annually on a formula basis. Funds are given in the form of project grants, using a formula based on the backlog and accrual of modernization needs.

### ***HUD Section 8 Housing Choice Voucher Program***

The Section 8 Housing Choice Voucher program increases affordable housing choices for very low-income households by allowing families to choose privately owned rental housing. The PHA generally pays the landlord the difference between 30% of household income and the PHA-determined payment standard, which is about 80 to 100% of the fair market rent (FMR). The rent must be reasonable. The household may choose a unit with a higher rent than the FMR and pay the landlord the difference or choose a lower cost unit and keep the difference.

### ***Mortgage Credit Certificates (MCC) Program***

The MCC Program offers the first-time homebuyer a Federal income tax credit. This credit reduces the amount of Federal taxes the holder of the certificate would pay. It can also help the first-time homebuyer qualify for a loan by allowing a lender to reduce the housing expense ratio by the amount of tax savings.

The qualified homebuyer who is awarded an MCC may take an annual credit against their Federal income taxes paid on the homebuyer's mortgage. The credit is subtracted dollar-for-dollar from the recipient's Federal income taxes. The qualified buyer is awarded a tax credit of up to 15% and the remaining 85% is taken as a deduction from the income in the usual manner.

### ***Supportive Housing Program (SHP)***

The 1989 Stewart B. McKinney Homeless Assistance Act authorized the establishment of the SHP to help develop housing and related supportive services for people moving from homelessness to independent living. Program funds help homeless people live in a stable place, increase their skills or income, and gain more control over the decisions that affect their lives. HUD awards these funds annually on a competitive basis.

### ***Redevelopment Housing Set-Aside Funds***

Pursuant to State Community Redevelopment Law (CRL), 20% of the tax increment generated from a redevelopment project area is required to be set aside for low- and moderate-income housing activities. CRL also sets forth a variety of options for expending the Redevelopment Housing Set-Aside Funds, including the following:

- Acquiring real property or building sites;
- Improving real property or building sites with on-site or off-site improvements;
- Donating real property to private or public persons or entities;
- Financing insurance premiums during the construction or rehabilitation of affordable housing that are administered by governmental or nonprofit organizations;
- Constructing, acquiring, or rehabilitating properties;
- Providing subsidies to low- and moderate-income households;
- Developing plans; paying principal and interest on bonds, loans, advances, or other indebtedness; or paying financing or carrying charges;
- Maintaining the supply of mobilehomes;
- Preserving publicly assisted housing units that are at risk of converting to market-rate housing;
- Fulfilling replacement housing requirements; and
- Subsidizing administrative expenses provided the expenses are proportionate to the amount spent on the production, improvement, and preservation of housing.

While the Housing Redevelopment Set-Aside Funds can be used for on- and off-site improvements, the improvements must be made as part of an overall project/program that directly results in new construction or rehabilitation of affordable units. An estimated \$3,625,000 in Redevelopment Housing Set-Aside Funds is anticipated to be available for the 2008-2014 Housing Element planning period. As discussed previously in the Programs section of this Chapter, the small amount of housing set-aside funds generated by the Redevelopment areas requires the CDC to rely on additional resources, such as the Countywide Affordable Rental Housing Development Program and Homebuyer Assistance Program, to facilitate the replacement or development of affordable housing within the areas.

#### ***Department of Mental Health Housing Trust Fund***

The Los Angeles County Department of Mental Health (DMH) offers on-site or scattered site supportive services and/or operating subsidies for affordable permanent housing projects for individuals with mental illness through the Housing Trust Fund Program, which comes from DMH's Community Services and Supports Plan (CSS) to implement the Mental Health Services Act. The operating subsidies are restricted to project-based permanent housing projects. These services and subsidies, funded by DMH's Housing Trust Fund, are intended to provide leverage for other local, State and Federal financial resources for developing permanent affordable supportive housing for all age groups, including youth and families, transition age youth (TAY), adults, and older adults.

#### ***County of Los Angeles Homeless Prevention Initiative***

In April 2006, the County adopted the Homeless Prevention Initiative (HPI) to allocate \$80 million in County General Funds for homeless prevention programs Countywide. Recommendations were developed by the Chief Executive Office (CEO), CDC, Department of Children and Family Services (DCFS), Department of Health Services (DHS), Department of Public Social Services (DPSS), and the Sheriff's Department with input from public and private stakeholders to improve the County's discharge processes and reduce homelessness in Los Angeles County.

In December 2007, the County approved the following funding recommendations:

- \$905,000 to sustain 10 existing Recuperative Care Beds at Weingart Center for 2 years.
- \$384,000 to fund underestimated costs for new Recuperative Care Beds to be located at the Bell Shelter for 2 years.
- \$851,310, from December 1, 2007, through June 30, 2009, to fund DCFS staff who participate on the Skid Row Assessment Team, which provides services for the Skid Row Families Demonstration Project.

## **ADMINISTRATIVE RESOURCES**

The following agencies and organizations form the delivery system of affordable housing in the unincorporated areas, including new construction and acquisition/rehabilitation of affordable housing, as well as preservation of affordable housing at risk of converting to market-rate housing (discussed in Chapter 3 – Housing Analyses).

### **County of Los Angeles Department of Regional Planning (DRP)**

The DRP performs all land use planning functions for the unincorporated areas of Los Angeles County. Its responsibilities include long-range planning, land development counseling, development project/case intake and processing, environmental review, and zoning enforcement.

DRP is the lead agency in the preparation and amendments of the County of Los Angeles General Plan, a two-part document that covers (1) countywide chapters on Elements, such as land use, circulation, conservation and open space, housing, safety, and noise; and (2) community plans for the unincorporated areas. The DRP also implements and facilitates amendments to Title 21 (Subdivisions) and Title 22 (Planning and Zoning) of the Los Angeles County Code.

The DRP coordinates meetings with the Housing Advisory Committee (HAC). The HAC is composed of for-profit and nonprofit housing developers, real estate professionals, community leaders, and designers, as well as various representatives from County Departments. HAC provides recommendations and guidance to County staff regarding housing policies and programs.

### **County of Los Angeles Community Development Commission (CDC)**

The CDC represents the consolidation of the following three functions: community development; HACOLA; and the Redevelopment Agency.

The CDC serves as the County's affordable housing and community and economic development agency. The CDC's wide-ranging programs benefit residents and business owners in unincorporated areas and in various incorporated cities that participate in different CDC programs. In FY 2007-08, the CDC had a budget of \$430 million. Over 95% of the CDC's funding comes from HUD.

In conjunction with the Chief Executive Office (CEO), the CDC coordinates the meetings and activities of the Los Angeles County Special Needs Housing Alliance. The Special Needs Housing Alliance is composed of representatives from various County Departments, such as Children and Family Services, Mental Health, Probation, and Public Social Services, as well as service providers, other public agencies, and housing developers. The mission of the Alliance is to collaborate and execute projects to address the housing needs of the County's special needs populations.

The CDC maintains the Los Angeles County Housing Resource Center (<http://housing.lacounty.gov>), which provides information on a range of affordable, special needs, and emergency housing resources. Specifically, the Resource Center offers the following:

- Rental listings by community (including information on income restriction, acceptance of Section 8 vouchers, accessibility, etc.)
- Calculation of affordable housing cost by household size, income, and unit size requirements
- Shelter listings;
- Other resources, such as links to information on funding resources, advocacy and nonprofit groups, State and Federal programs and regulations, and other housing organizations.

### **Chief Executive Office (CEO)**

The CEO coordinates the County's Homeless Prevention Initiative, and other interagency housing and homeless efforts, such as the Special Needs Housing Alliance. The CEO staffs a Homeless Coordinator who works with the CDC and the Special Needs Housing Alliance in coordinating and monitoring the County's housing and homeless initiatives.

### **Los Angeles Homeless Services Authority (LAHSA)**

LAHSA is a Joint Powers Authority established in 1993 as an independent agency by the City and the County of Los Angeles. LAHSA is the lead agency in the Los Angeles Continuum of Care and coordinates and manages over \$60 million dollars annually in Federal, State, County, and City funds for programs providing shelter, housing, and services to homeless persons in the City and County of Los Angeles.

Through LAHSA, funding, program design, outcomes assessment, and technical assistance are provided to over 100 nonprofit partner agencies that operate within the City and County to assist the homeless. LAHSA's partner agencies provide a continuum of programs ranging from outreach, access centers, emergency shelters, safe havens, transitional and permanent housing, and prevention along with the necessary supportive services.

### **Nonprofit Housing Providers**

CDC works with a large number of nonprofit housing providers to expand affordable housing opportunities, including new construction, acquisition/rehabilitation, and preservation of affordable housing. These include, but are not limited to:

- A Community of Friends
- Beyond Shelter
- East Los Angeles Community Corporation
- Foundation for Affordable Housing
- Gateway Community Housing
- Immanuel House of Hope
- Los Angeles Community Design Center
- National Community Renaissance of California (formerly known as the Southern California Housing Development Corporation)
- Oldtimers Housing Development Corporation
- Parents of Watts
- Women Organizing Resources Knowledge and Services (W.O.R.K.S)
- WIN Project

For a more comprehensive list of qualified entities, please see Appendix I: Qualified Entities.

### **OPPORTUNITIES FOR ENERGY CONSERVATION**

With the passage of the Global Warming Solutions Act of 2006 (AB 32), which requires all local jurisdictions in the State to reduce their carbon dioxide emissions to 1990 levels by 2020, the County is increasing its efforts to promote environmentally friendly building practices. In 2007, the DRP and the DPW published a Green Building Report to the Board of Supervisors that outlines recommendations on how to regulate sustainable building construction. The DRP and DPW recently incorporated these recommendations into three draft ordinances (i.e., green building, drought-tolerant landscaping, and low impact development), which apply to residential and nonresidential uses.

The County also encourages the use of sustainable construction materials and energy-efficient equipment, as well as the installation of energy-efficient appliances and fixtures in affordable housing developments. As part of the Notice of Funding Availability (NOFA) issued by the CDC for HOME and Industry Funds, the County encourages sustainable development and “green” building practices. Applications for funding that incorporate sustainable development and energy conservation measures receive higher scores, and therefore better chances for being funded by the CDC.

While “green” building materials, appliances, and fixtures may increase the costs of housing construction, the long-term benefits (in terms of affordability and environmental concerns) outweigh the initial development costs. To help mitigate the initial cost impacts, the County is pursuing an energy-efficient utility allowance to be used for projects that are “green,” allowing for improved cash flow that can leverage a higher amount of debt and less public subsidy. The County is also pursuing the incorporation of Enterprise Green Communities funding with the NOFA in unincorporated East Los Angeles. This program allows for a maximum grant of \$50,000 per project for a green charrette or energy-efficient elements.

These initiatives are included as Housing Element programs, as discussed earlier in this Chapter.

HOUSING NEEDS FOR THE UNINCORPORATED AREAS OF LOS ANGELES COUNTY

HOUSING DEMAND



*Affordable Housing in East Los Angeles*



*Canyon Park Housing*



*Housing in the Santa Monica Mountains*

A needs assessment that determines the existing housing inventory and market trends can be used to inform housing policies for the unincorporated areas. The analysis of existing conditions includes a review of population, employment, households, and housing characteristics. Additionally, the housing needs assessment addresses special circumstances that are particular to Los Angeles County, including populations with special needs and limitations on resources. The housing needs assessment will focus on the unincorporated areas of the County, which consist of a diversity of housing needs. In addition, the assessment will compare this area to the County as a whole. As shown in Figure 3-1 and Table 3-1, a majority, or 65%, of the land area in Los Angeles County is unincorporated; however, much of that area is preserved for open space and other conservation purposes.

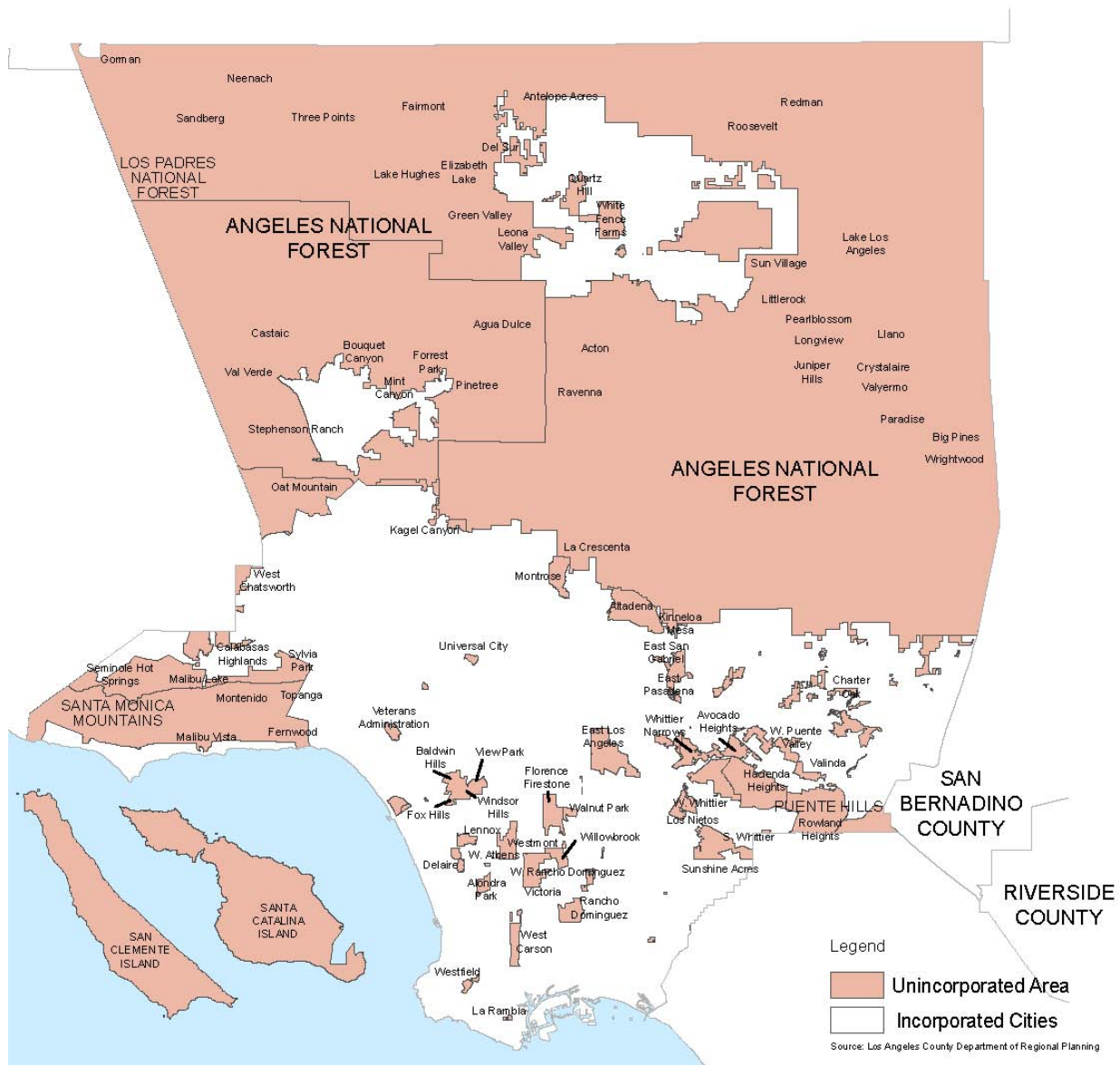
**Table 3-1: Los Angeles County Distribution of Land Area**

County Land Components	Cities (sq. miles)	Unincorporated (sq. miles)	Total (sq. miles)
Mainland	1,423.7	2,528.3	3,952.0
San Clemente Island	0.0	56.4	56.4
Santa Catalina Island	2.9	71.9	74.8
<b>Total</b>	<b>1,426.6</b>	<b>2,656.6</b>	<b>4,083.2</b>

Source: Los Angeles County Department of Public Works.



**Figure 3-1: Los Angeles County and Unincorporated Areas, 2000**



## POPULATION CHARACTERISTICS

In general, the population trends of the unincorporated areas, which account for 11% of the County's population, reflect those of the County as a whole. Table 3-2 highlights the population profile of the unincorporated areas.

**Table 3-2: Population Profile of Unincorporated Areas, 2000**

<b>Total Population</b>	<b>987,855</b>	<b>100%</b>
Total Females	496,124	50.2%
Total Males	491,731	49.8%
Speak English Only	403,496	40.8%
Citizenship – Native	657,411	66.5%
Citizenship – Naturalized	125,390	12.7%
Citizenship – Not a Citizen	205,054	20.8%
Under 18 years old	305,342	30.9%
65 Years or older	87,759	8.9%

Source: U.S. Census 2000, SF3.

The 2000 U.S. Census classifies a small portion of the population in the unincorporated areas—50,187 residents—as “rural.” According to the Census, the “rural” classification consists of all territories, population, and housing units located outside of Urban Areas or Urban Clusters. The Census classifies Urban Areas and Urban Clusters as densely settled areas and uses a measure of population density to specifically define these areas. Portions of the unincorporated areas do not meet the population density criteria for an Urban Area or Cluster and are, therefore, classified as rural.

While the State of California has seen steady increases in population throughout the century, the past few decades have shown the greatest degree of racial and ethnic diversity, especially in Hispanic populations. Los Angeles County, which is the State's most populous county, reflects much greater diversity, but with steady growth. Other counties in Southern California have experienced greater amounts of growth from 2005 to 2006, such as Imperial County (3.1%) and Riverside County (3.4%), while Los Angeles County (0.8%) has grown at a rate more apace with the rest of the United States.<sup>1</sup>

According to the Southern California Association of Governments (SCAG), between 2000 and 2005, over half of the population growth in the region (53%) was due to natural increase (the difference between births and deaths). Net foreign immigration accounted for 42% of population growth, while 5% of the population growth was attributed to net domestic migration.<sup>2</sup>

### Race and Ethnicity of Residents

Race and ethnicity can potentially reflect cultural preferences regarding housing needs. For example, certain cultures may be accustomed to living with extended family members and need larger units. Therefore, planning for communities with high concentrations of certain racial/ethnic groups should consider the unique housing needs of these groups.

California, in general, and Southern California, in particular, have recently seen a significant rise in the diversity of its population. According to the U.S. Census and the American Community Survey of 2006, between 2000 and 2006,

<sup>1</sup> Southern California Association of Governments. *State of the Region 2006*. p. 19.

<sup>2</sup> Ibid. p. 22.

Hispanic and Asian populations increased, while Non-Hispanic White and Black populations decreased in Los Angeles County. The Non-Hispanic White population fell from 31.1% to 28.9% between 2000 and 2006, and 41% since 1990. The Black population trends are similar, with the percentage falling from 9.5% to 8.7% between 2000 and 2006, and from 11% since 1990. On the other hand, the Hispanic population has increased from 38% to 47.3% since 1990, and the Asian/Pacific Islander population has increased from 10% to 13% since 1990. Table 3-3 illustrates the change in distribution between ethnic groups from 2000 to 2006.

**Table 3-3: Race and Ethnicity Distribution, Los Angeles County, 2000 and 2006**

Groups	2000		2006	
	Number	% of Total	Number	% of Total
Non-White Hispanic	4,242,213	44.6%	4,706,994	47.3%
White, Non-Hispanic	2,959,614	31.1%	2,875,848	28.9%
Asian/Pac Islander Alone	1,147,834	12.1%	1,296,272	13.0%
Black Alone	901,472	9.5%	865,172	8.7%

Source: U.S. Census 2000, SF1 P4; and ACS Demographic and Housing Estimates 2006.

As shown in more detail in Table 3-4, these trends occur to varying degrees in Census Designated Places (CDPs), which account for many of the unincorporated areas.<sup>3</sup> Overall, the unincorporated areas mirror the trends of the County as a whole, although showing slightly larger population growth and a higher proportion of non-White racial groups and ethnicities.

Table 3-4 indicates that the population in the unincorporated areas has a mix of racial groups and ethnicities, but the most prevalent groups are Non-Hispanic White and Hispanic. Of the 40 CDPs, 8 were predominantly White; 15 were predominantly Hispanic; 5 were predominantly Black; and 1, Rowland Heights, was predominantly Asian.

### **Age of Residents**

The age of the population is useful for determining the types of housing and units that will be required during the Housing Element planning period. For example, younger individuals living alone (between 20 and 34) and senior citizens over 65 typically need and/or desire apartments, condominiums, and smaller, more affordable housing units, while the population between 35 and 65 makes up the majority of the market for more expensive single-family houses and condominiums. The population of the unincorporated areas is young, with the under 18 age group forming the largest percentage at 31%. The population is also significantly middle-aged. This group has formed the majority of the population in studies, as well. According to the 2000 Census, the 20 to 34 and 35 to 49 age groups formed 22% and 23% of the population, respectively. The smallest percentage of the population is the group 65 and above, at 9%. The large population of young people will need smaller, more affordable housing, while the middle-aged population will continue to demand more variability and space in housing choices.

### **POPULATION GROWTH TRENDS: 1960-2007**

Los Angeles County is the most populous county in the United States, with a population of over 10 million people. The County did not rank within the top 100 fastest growing counties in the nation, but had the third greatest numerical change.<sup>4</sup> The majority of the growth of Los Angeles County occurred in the post-war years, and its growth has slowed down in recent decades.

<sup>3</sup> Census Designated Places do not account for all unincorporated areas. Other unincorporated areas include some scattered locations and County urban islands that are surrounded by incorporated cities.

<sup>4</sup> "About Regional Planning." <http://planning.co.la.ca.us/about.htm>. Accessed September 24, 2007.

**Table 3-4: Racial and Ethnic Distribution by Census Designated Place (Unincorporated Areas, partial), 2000**

Unincorporated CDPs	Total population	Non-Hispanic						Total Non Hispanic	%	Hispanic or Latino	%
		White	%	Black	%	Asian	%				
Acton CDP	2,390	2,015	84%	14	1%	35	1%	2,127	89%	263	11%
Alondra Park CDP	8,622	2,269	26%	1,060	12%	1,395	16%	5,096	59%	3,526	41%
Altadena CDP	42,610	16,848	40%	13,112	31%	1,761	4%	33,920	80%	8,690	20%
Avocado Heights CDP	15,148	1,757	12%	87	1%	1,341	9%	3,372	22%	11,776	78%
Charter Oak CDP	9,027	4,172	46%	398	4%	817	9%	5,725	63%	3,302	37%
Citrus CDP	10,581	2,515	24%	305	3%	678	6%	3,720	35%	6,861	65%
Del Aire CDP	9,012	3,793	42%	342	4%	711	8%	5,261	58%	3,751	42%
Desert View Highlands CDP	2,337	1,207	52%	130	6%	50	2%	1,477	63%	860	37%
East Compton CDP	9,286	161	2%	1,791	19%	7	0%	2,122	23%	7,164	77%
East La Mirada CDP	9,538	5,164	54%	158	2%	330	3%	5,898	62%	3,640	38%
East Los Angeles CDP	124,283	2,275	2%	192	0%	838	1%	3,976	3%	120,307	97%
East Pasadena CDP	6,045	2,302	38%	144	2%	1,207	20%	3,915	65%	2,130	35%
East San Gabriel CDP	14,512	4,511	31%	256	2%	5,843	40%	11,099	76%	3,413	24%
Florence-Graham CDP	60,197	587	1%	7,624	13%	31	0%	8,485	14%	51,712	86%
Hacienda Heights CDP	53,122	11,754	22%	750	1%	19,027	36%	32,802	62%	20,320	38%
La Crescenta-Montrose CDP	18,532	12,417	67%	83	0%	3,441	19%	16,695	90%	1,837	10%
Ladera Heights CDP	6,568	1,227	19%	4,602	70%	190	3%	6,346	97%	222	3%
Lake Los Angeles CDP	11,523	5,694	49%	1,363	12%	98	1%	7,654	66%	3,869	34%
Lennox CDP	22,950	810	4%	879	4%	180	1%	2,348	10%	20,602	90%
Littlerock CDP	1,402	758	54%	59	4%	3	0%	845	60%	557	40%
Marina del Rey CDP	8,176	6,443	79%	377	5%	664	8%	7,739	95%	437	5%
Mayflower Village CDP	5,081	2,680	53%	54	1%	837	16%	3,729	73%	1,352	27%
North El Monte CDP	3,703	1,706	46%	17	0%	962	26%	2,767	75%	936	25%
Quartz Hill CDP	9,890	7,337	74%	484	5%	180	2%	8,379	85%	1,511	15%
Rowland Heights CDP	48,553	7,899	16%	1,163	2%	24,308	50%	34,805	72%	13,748	28%
South San Gabriel CDP	7,595	644	8%	25	0%	3,272	43%	4,104	54%	3,491	46%
South San Jose Hills CDP	20,218	1,450	7%	302	1%	1,294	6%	3,350	17%	16,868	83%
South Whittier CDP	55,193	13,654	25%	616	1%	1,574	3%	16,937	31%	38,256	69%
Val Verde CDP	1,472	592	40%	60	4%	24	2%	712	48%	760	52%
Valinda CDP	21,776	2,522	12%	508	2%	1,999	9%	5,505	25%	16,271	75%
View Park-Windsor Hills CDP	10,958	530	5%	9,557	87%	122	1%	10,661	97%	297	3%
Vincent CDP	15,097	3,679	24%	377	2%	1,002	7%	5,373	36%	9,724	64%
Walnut Park CDP	16,180	533	3%	15	0%	74	0%	684	4%	15,496	96%
West Athens CDP	9,101	142	2%	5,049	55%	137	2%	5,524	61%	3,577	39%
West Carson CDP	21,138	6,193	29%	2,439	12%	5,253	25%	14,915	71%	6,223	29%
West Compton CDP	5,435	87	2%	3,337	61%	48	1%	3,598	66%	1,837	34%
West Puente Valley CDP	22,589	1,659	7%	499	2%	1,743	8%	4,173	18%	18,416	82%
West Whittier-Los Nietos CDP	25,129	3,488	14%	87	0%	376	1%	4,255	17%	20,874	83%
Westmont CDP	31,623	381	1%	18,095	57%	115	0%	19,124	60%	12,499	40%
Willowbrook CDP	34,138	292	1%	15,089	44%	78	0%	15,841	46%	18,297	54%

Source: U.S. Census 2000, SF3.

While the County as a whole has grown steadily, the unincorporated areas experienced population loss for decades until the period 1990 to 2000, due primarily to annexations or incorporations. Since then, the growth rate has increased between 2000 and 2007. This suggests that population growth in the unincorporated areas is becoming large enough to compensate for the population loss due to annexations and incorporations. Malibu and Calabasas were the only two cities incorporated since 1990, although the process for annexing small areas by cities has become more clear due to recent changes in the State law.<sup>5</sup> Table 3-5 illustrates the population growth for Los Angeles County and the unincorporated areas, while Figure 3-2 illustrates the rate of change.

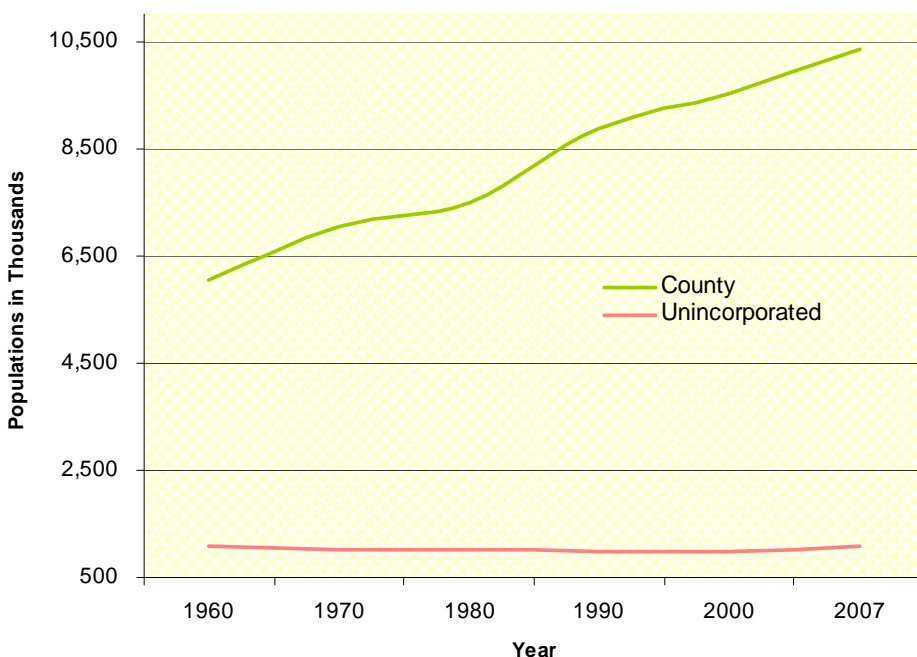
<sup>5</sup> AB 2223 (Salinas).

**Table 3-5: Population Growth, Los Angeles County and Unincorporated Areas, 1960-2007**

Year	Countywide		Unincorporated Areas	
	Number	% Change	Number	% Change
1960	6,042,686		1,096,250	
1970	7,041,980	17%	1,033,457	-6%
1980	7,477,503	6%	1,004,485	-3%
1990	8,863,052	19%	970,194	-3%
2000	9,519,330	7%	986,050	2%
2007	10,331,939	9%	1,094,157	11%

Source: State Department of Finance 2007.

**Figure 3-2: Population Growth, Los Angeles County and Unincorporated Areas, 1960-2007**



Source: State Department of Finance 2007.

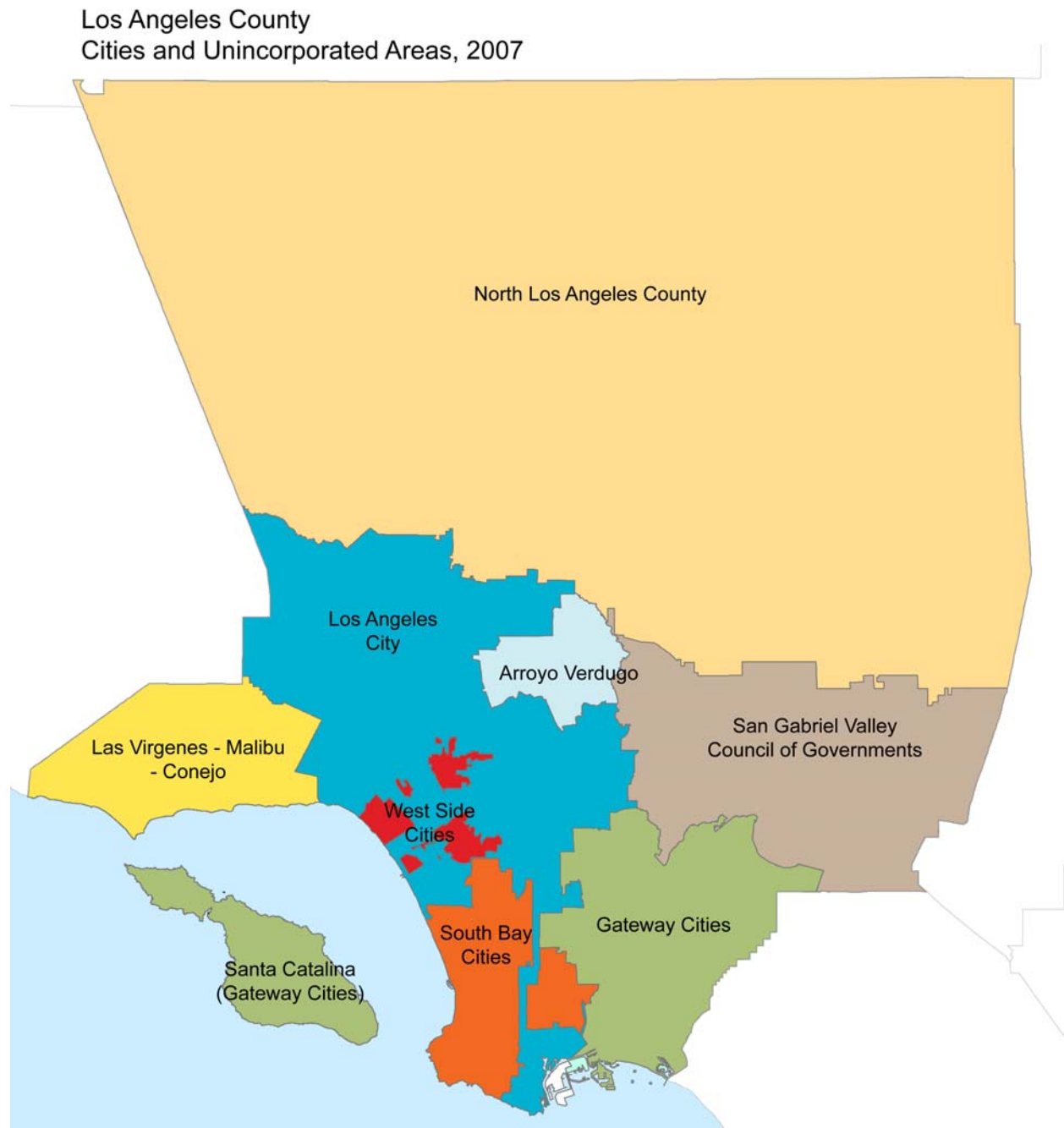
#### **SHORT-TERM POPULATION AND EMPLOYMENT PROJECTIONS: 2005-2014**

SCAG undertakes seasonal studies to project population growth and other indicators for the Southern California region. SCAG completes these short-term projections for use in housing elements and other planning initiatives.

Los Angeles County is divided into eight analysis zones, called “subregions,” which are illustrated in Figure 3-3. According to SCAG, the unincorporated areas of Los Angeles County will continue to experience moderate levels of population and employment growth, as seen in Table 3-6. That trend applies to all areas except North Los Angeles County, which is projected to experience higher levels of growth. During the previous projection period (1997-2005), the population and employment growth in the North County was projected to grow approximately 75% and 106%, respectively. Instead, actual population and employment growth were much lower, at approximately 7% and 57%, respectively.



**Figure 3-3: SCAG Subregions in Los Angeles County, 2007**



**Table 3-6: Projected Population and Employment Change, Unincorporated Areas, 2005-2014**

SCAG Subregions	Population		% Change	Employment		% Change
	2005	2014	2005-2014	2005	2014	2005-2014
North LA County	132,797	234,379	76%	34,592	54,033	56%
Las Virgenes-Malibu-Conejo	21,341	22,392	5%	16,277	17,012	5%
Westside Cities	29,068	33,264	14%	17,637	18,036	2%
City of Los Angeles	57,234	59,816	5%	24,820	25,745	4%
Arroyo Verdugo	20,395	21,530	6%	3,844	3,957	3%
San Gabriel Valley	364,836	411,629	13%	98,834	105,331	7%
Gateway Cities	342,956	356,983	4%	83,435	88,176	6%
South Bay Cities	117,449	123,052	5%	20,346	21,019	3%
<b>Total</b>	<b>1,086,076</b>	<b>1,263,045</b>	<b>16%</b>	<b>299,785</b>	<b>333,309</b>	<b>11%</b>

Source: Southern California Association of Governments 2007.

Based on SCAG's 2005 data, the population is expected to increase by 16%, or from 1,086,076 to 1,263,045 people, throughout the unincorporated areas by 2014. Employment is expected to increase at a slower rate than the population, at 11%, or from 299,785 to 333,309 jobs. A closer look at the subregional data reveals that the population in the North Los Angeles County subregion will see a 76% population increase during the same period, and employment will increase by 56%, while the remaining subregions of Los Angeles County are projected to have increases in population between 4% and 14%, and in employment between 2% and 7%.

## HOUSEHOLD CHARACTERISTICS

Assessing the profile of a community can indicate the current and projected needs for housing types. Typically, a community with more families, larger households, and households with children need and/or desire larger units and ownership units. Communities that have a higher percentage of single people or younger people, on the other hand, typically need and/or desire smaller, rental units. Communities with a higher percentage of senior citizens typically need and/or desire smaller, accessible and affordable units. The data for current and projected households in the unincorporated areas are presented in Table 3-7, as well as the rate of anticipated growth from 2005 to 2014.

**Table 3-7: Projected Households, Unincorporated Areas, 2005-2014**

SCAG Subregions	Households		% Change 2005-2014
	2005	2014	
North LA County	39,331	71,389	82%
Las Virgenes-Malibu-Conejo	7,105	7,350	3%
Westside Cities	13,246	14,578	10%
City of Los Angeles	13,685	14,282	4%
Arroyo Verdugo	7,304	7,688	5%
San Gabriel Valley	99,301	112,935	14%
Gateway Cities	82,041	88,402	8%
South Bay Cities	32,775	34,398	5%
<b>Total</b>	<b>294,788</b>	<b>351,022</b>	<b>19%</b>

Source: Southern California Association of Governments 2007.



## Existing Households

In 2000, there were 280,720 households in the unincorporated areas, accounting for 9% of the 3,133,774 households in the County as a whole.<sup>6</sup> From 1990 to 2000, the Census indicates that the number of households in the unincorporated areas increased by 3%, while the number of households Countywide increased by almost 5%.

## Projected Households

According to SCAG, the number of households for the unincorporated areas is projected to grow by 19%, from 2005 to 2014. The ratio of unincorporated households to the total households in the County remains constant at 9%, which suggests that the unincorporated areas will grow at the same rate as the County as a whole. The North Los Angeles County subregion is expected to experience the greatest increase in households (82%).

## Household Size and Composition

The size of a household determines the type of housing unit that is needed in an area. The most common household size in the unincorporated areas is the large household (5 or more people), representing 26% of all households. Two-person households comprise the next largest group of households at 24% of total households in the unincorporated areas. One-, three-, and four- person households comprise the remaining 50% of households.

The composition of households also determines what type of housing unit will be needed by the population. Of households in the unincorporated areas, 83% have two or more people. Families account for 79% of households and 57% are married families. The frequency of large families—26%—is significant to the Housing Element. Over one-quarter of the population will need a housing unit with several bedrooms to accommodate a household of this size.

Table 3-8 illustrates the composition of households in the County as a whole and in the unincorporated areas. There are significantly more family households (10%) in the unincorporated areas than in the County as a whole. Conversely, there are proportionally more single people living alone in the County as a whole. Of the 46,395 single-person households in the unincorporated areas, 35% are elderly households, while 65% are householders aged 15 to 64.

**Table 3-8: Household Composition, Los Angeles County and Unincorporated Areas, 2000**

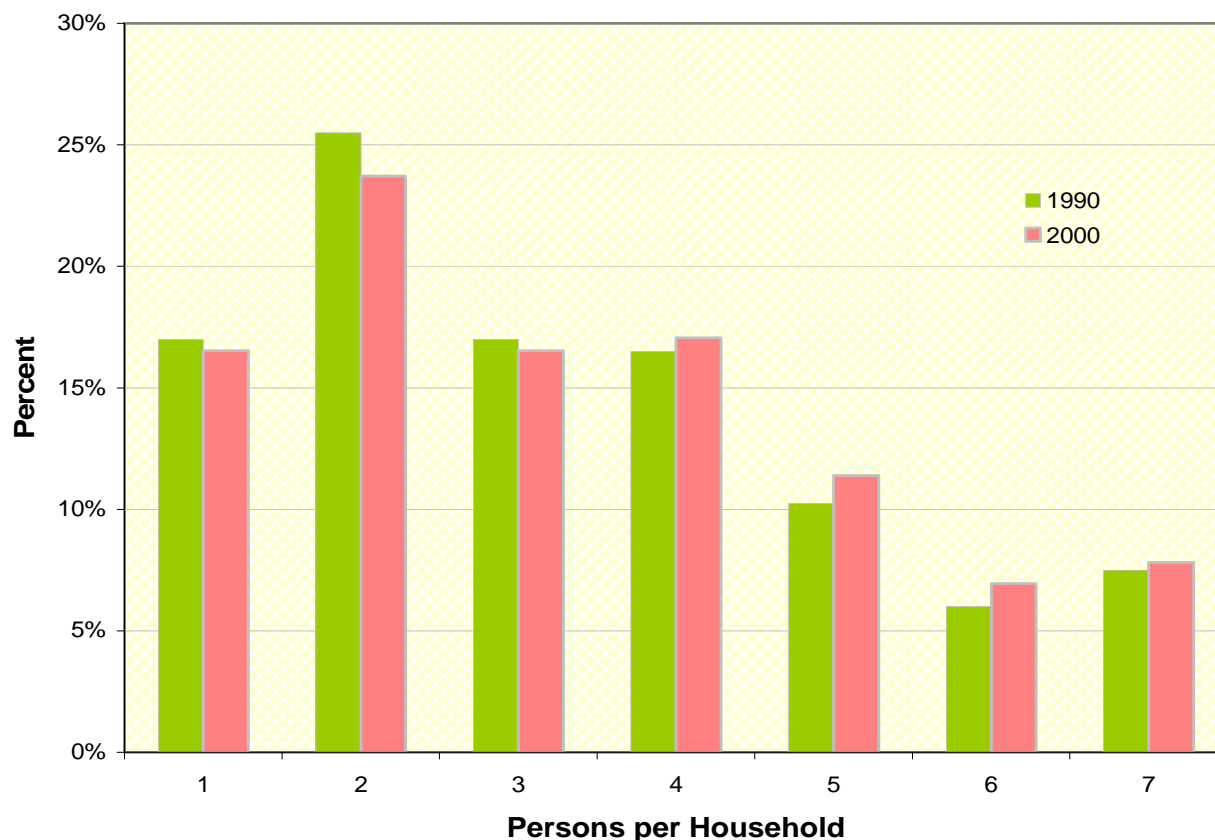
Family Status	Los Angeles County		Unincorporated Areas	
	Number of Households	% Total Households	Number of Households	% Total Households
1 person	770,739	25%	46,395	17%
2 or more persons	2,365,540	75%	234,325	83%
Family Households	2,154,311	69%	222,036	79%
Married-Couple Family	1,521,575	49%	161,025	57%
with Related Children	839,126	27%	90,963	32%
Male-Headed Family	185,908	6%	18,682	7%
with Related Children	86,857	3%	8,976	3%
Female-Headed Family	446,828	14%	42,329	15%
with Related Children	252,408	8%	22,767	8%
Non-Family Households	252,408	8%	12,289	4%
<b>Total Households</b>	<b>3,136,279</b>	<b>100%</b>	<b>280,720</b>	<b>100%</b>

Source: U.S. Census 2000, SF3, Table P10.

<sup>6</sup> U.S. Census 2000.

Overall, the occurrence of families and households of two or more people was more common in the unincorporated areas. Also of note is the large number of households of seven or more people in the unincorporated areas. This may be attributed to families joining together to form one household in order to afford housing. This trend has increased slightly since the 2000 Census, as shown in Figure 3-4. This rise in larger households can lead to overcrowding issues, which is further discussed in the Housing Demand and Supply Indicators section of this chapter.

**Figure 3-4: Household Size, Unincorporated Areas, 1990-2000**



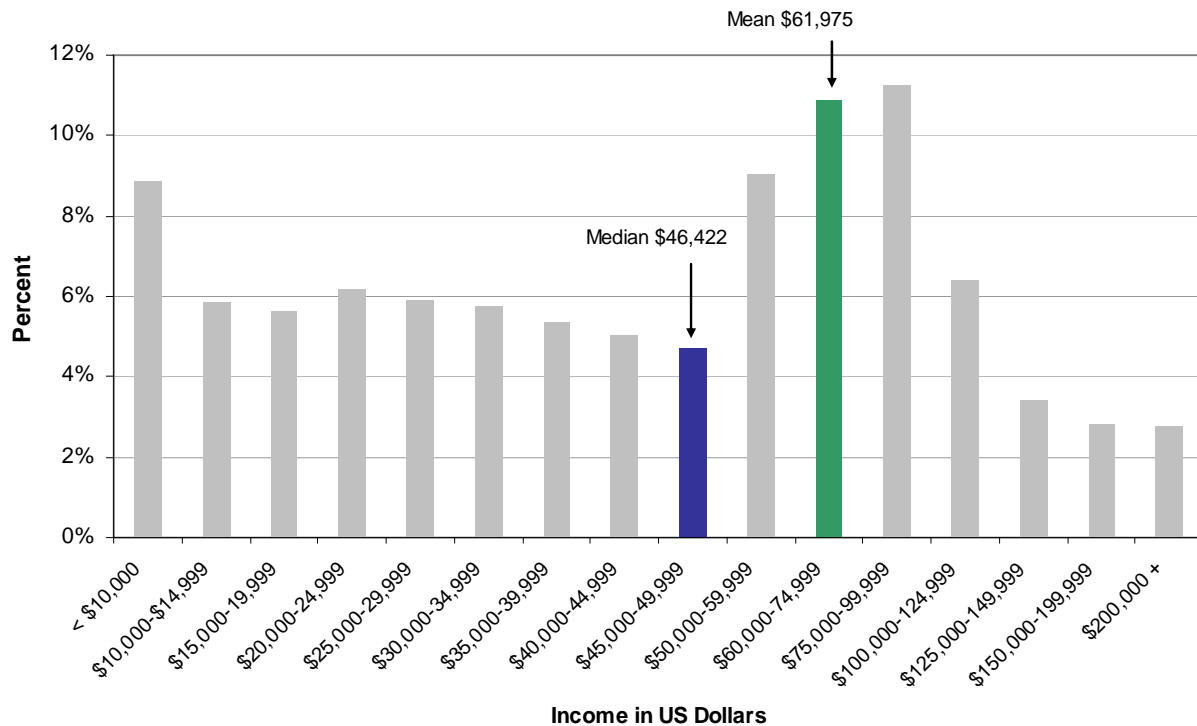
Source: U.S. Census 1990 and 2000, SF3, Table P14.

### Household Income

Median household income (MFI) is useful for determining the relative socioeconomic profile of an area. The MFI of Los Angeles County was \$42,189 in 2000, according to the U.S. Census. Current data from the State Department of Housing and Community Development shows the 2007 area median income (AMI) for Los Angeles County to be \$56,500. MFI data are not available for the unincorporated areas for 2007.<sup>7</sup> In the previous Census, however, the MFI was 10% higher in the unincorporated areas than in the County as a whole. Based on that ratio, the MFI for the unincorporated areas could be estimated at \$62,169. MFIs increased 8% from 1990 to 2000, and assuming the above estimate, 42% from 1990 to 2007, which is a significant increase in income levels. Figure 3-5 further illustrates the MFI profile of the unincorporated areas in 2000.

<sup>7</sup> The American Community Survey is only available for communities with population greater than 60,000. Many unincorporated areas are not large enough to be included in the survey.

**Figure 3-5: Household Income, Unincorporated Areas, 2000**



Source: U.S. Census 2000, SF3.

AMI is an important indicator of a household's access to housing. While above moderate-income households have more discretionary income to spend on housing, low- and moderate-income households are more limited to the range of housing that they can afford. Typically, as household income decreases, the incidence of overpayment and overcrowding increases.

As directed by Health and Safety Code Sections 50079.5, 50093, 50105, and 50106, the State has developed a specific index to measure housing affordability. The indicator is AMI, or a percentile of household income measured against the profile of the County as a whole. The State has developed the following income categories:

- **Extremely low-income households:** earning between 0 and 30% of the County AMI, adjusted for household size;
- **Very low-income households:** earning between 31 and 50% of the County AMI, adjusted for household size;
- **Low-income households:** earning between 51 and 80% of the County AMI, adjusted for household size;
- **Moderate-income households:** earning between 81 and 120% of the County AMI, adjusted for household size; and,
- **Above moderate-income households:** earning over 120% of the County AMI, adjusted for household size.

Table 3-9 summarizes the households in the County and unincorporated areas by AMI in 2000 based on Comprehensive Housing Affordability Strategy (CHAS) data compiled by the U.S. Department of Housing and Urban Development (HUD).<sup>8</sup>

<sup>8</sup> CHAS data are "special tabulation" Census data used by local governments for housing planning. These data are largely not available through standard Census products.

**Table 3-9: Household Income by Income Group, 2000, Los Angeles County and Unincorporated Areas**

Income Group	Los Angeles County			Unincorporated Areas
	Rental	Owner	Total	
Extremely Low *	20.5%	5.2%	13.2%	10.9%
Very Low	15.9%	6.3%	11.3%	10.9%
Lower	19.2%	11.5%	15.6%	15.1%
Moderate and Above Moderate	44.4%	76.9%	60.0%	63.1%

Source: HUD CHAS Data 2000.

\*Pursuant to AB 2634, with the absence of specific data, extremely low-income households are estimated at half of very low-income households.

Based on CHAS data calculations, 37% of all households in the unincorporated areas are defined as low income, compared with 40% of households in the County as a whole. The CHAS data show that for the County as a whole, a higher number of low-income households inhabited rental units than owner-occupied units. Similar trends would likely be found in the unincorporated areas, although tenure by income group is not provided for the unincorporated areas in this data set.

Based on the CHAS data, SCAG data in 2006 indicate that approximately 38% of all households in the unincorporated areas are defined as low income. Of the 280,322 households in the unincorporated areas, 22% of the renter households are considered low income, and over 16% of the owner-occupied households are low income (Table 3-10). A higher number of low-income households inhabit rental units than owner-occupied units.

**Table 3-10: Households by Income and Tenure, Unincorporated Areas, 2006**

Income Level	Renter	% of Total Households	Owner	% of Total Households	Total Households	% of Total Households
Extremely Low	22,529	8.0%	10,319	3.7%	32,848	11.7%
Very Low	17,785	6.3%	12,614	4.5%	30,399	10.8%
Low	21,608	7.7%	22,975	8.2%	44,583	15.9%
Moderate and Above Moderate	43,011	15.3%	129,481	46.2%	172,492	61.5%
<b>Totals</b>	<b>104,933</b>	<b>37.3%</b>	<b>175,389</b>	<b>62.6%</b>	<b>280,322</b>	<b>100.0%</b>

Source: Regional Housing Need Allocation Plan, SCAG, 2007.

SCAG data also indicate that 32,848 or almost 12% of total households in the unincorporated areas are considered extremely low-income households, and comprise 8% of renter households and almost 4% owner-occupied households (Table 3-10). The Housing Element contains two programs, Countywide Affordable Rental Housing Development and Section 8 Rental Housing Assistance, which are specifically targeted to the needs of extremely low-income households. In addition, the proposed farmworker housing ordinance helps to address the needs of extremely low-income farmworker households. In addition, other programs, such as the Inclusionary Housing Program and the Commercial Linkage Fee for Housing Program, could consider the feasibility of addressing the needs of extremely low-income households. These programs also apply to extremely low-income special needs individuals and households as described in the next section.

## PERSONS WITH SPECIAL NEEDS

In addition to affordability and access issues that affect all populations in the unincorporated areas, those with special needs face greater challenges in finding available housing. Special needs groups include the elderly, agricultural workers, single-parent households, persons with disabilities, large households, and the homeless. These populations are summarized in the following section, as well as documented in Table 3-11.

**Table 3-11: Summary of Special Needs Population, Los Angeles County and Unincorporated Areas, 2000**

Special Needs Groups		Los Angeles County		Unincorporated Areas	
		Total Population	% Total	Total Population	% Total
Persons	Elderly Persons	926,970	10%	87,759	9%
	Disabled Persons	1,775,009	20%	179,138	20%
	Agricultural Workers	7,700	0.2%	1,192	0.3%
	Estimated Homeless	73,702	0.7%	*	*
Households	Total Single-Parent Households	339,265	11%	31,743	11%
	Male-Headed Households	86,857	3%	8,976	3%
	Female-Headed Households	252,408	8%	22,767	8%
	Large Households	587,936	19%	72,944	26%

Sources: U.S. Census 2000, SF3. Homeless estimates are taken from the Los Angeles County Homeless Services Authority, "2007 Greater Los Angeles Homeless Count."

\*The 2007 Greater Los Angeles Homeless Count did not provide estimates of the number of homeless in the unincorporated areas, as did Homeless Counts from previous years.

## The Elderly

The Census considers the population 65 years and older as elderly. As a general population group, the elderly are at a disadvantage for housing. This is due to an increased likelihood of being on fixed or lower incomes, having disabilities, or simply having different living preferences than families or younger single people.

According to the 2000 Census, 67% of elderly households in Los Angeles County own their own homes, while 33% of elderly households are renters (Table 3-12).

**Table 3-12: Elderly Households by Tenure, Los Angeles County, 2000**

Householders	Owners	% of Total Elderly Households	Renters	% of Total Elderly Households	Total Elderly Households	% of Total Elderly Households
65-74 years	196,260	35.3%	95,117	17.1%	291,377	52.4%
75 plus years	177,505	31.9%	87,342	15.7%	264,847	47.6%
Total	373,765	67.2%	182,459	32.8%	556,224	100.0%

Source: U.S. Census 2000, SF3, H14



*Senior Housing*

In the unincorporated areas, the 2000 Census indicates that 87,759 persons or 9% of the population is 65 years and over. Approximately 49,695 households or 18% of households in the unincorporated areas are headed by the elderly. Of the 49,695 elderly households, over 64% are family households, with at least one other person living in the household. The remaining 36% of elderly households are composed of seniors living alone (33%) or living with a nonrelative (3%).

In addition to the problems associated with fixed or lower incomes, many elderly persons are faced with various disabilities. The 2000 Census indicates that approximately 45% of the elderly population in the unincorporated areas had one or more disabilities. Among these disabilities, the most common were physical and “go-outside-the-home” disabilities.

According to the Census, a substantial increase in the number of older people will occur during the 2010 to 2030 period, after the first Baby Boomers turn 65 in 2011. The older population in 2030 is projected to be twice as large as in 2000, representing nearly 20% of the total U.S. population at the latter date.<sup>9</sup> Los Angeles County and the unincorporated areas are expected to experience similar trends. As the number of older people and life expectancies increase, it is anticipated that the demand for a variety of elderly housing options will also increase. In addition to traditional facilities that offer independent living units, it is likely that demand for intermediate care and assisted living will also increase, as well as for facilities offering a full range of living arrangements. The need for housing that promotes aging in place for seniors was voiced by community participants during the Housing Element meetings held in November 2007. The Housing Element includes two programs that specifically target the senior population: Affordable Housing Density Program and the Neighborhood and Housing Preservation program. Several other housing programs in this Housing Element also address the needs of special needs groups, including seniors and senior households.



*Community Outreach*

### **Agricultural Workers**

Los Angeles County has seen a significant decrease in agricultural workers in the last two decades. Based on 2006 data, the number of agricultural workers has decreased 45% from 13,700 in 1990 to 7,600 in 2006.<sup>10</sup> Agricultural practices no longer account for a significant sector in the County economy, and as more agricultural land is converted for urban uses, this sector will continue to decline. Existing agricultural workers in Southern California are usually able to work year-round, thereby accruing a yearly salary, which is typically in the extremely low-income category. However, agricultural workers typically move from farm to farm to find work, which points to the need for

<sup>9</sup> 65+ in the United States: 2005. U.S. Census Bureau. December 2005.

<sup>10</sup> California Employment Development Department.

migrant farm worker housing. The County is in the process of developing a farmworker housing ordinance that would address housing opportunities for farmworkers and their families.<sup>11</sup>

### Single-Parent Households

Single-parent households often experience difficulty in finding adequate housing due to the lack of affordable housing. They may also have additional needs for services, such as day care, health care, and other services that can augment their ability to support their household. Many single-parent households are also one-wage-earner households and therefore tend to have lower incomes, which places them at a disadvantage for housing. As shown in Table 3-11, the unincorporated areas consist of about 11% single-parent households, which is the same as the County as a whole. Three-quarters of that group is made up of female single parents. The Housing Element proposes the Ownership Housing Rehabilitation Assistance program, which is targeted to the needs of single-parent-headed households. Several other proposed programs in this Housing Element are applicable to the needs of single-parent-headed households.

### Persons with Disabilities

People affected by disabilities often have different preferences and accessibility needs when choosing housing. Additionally, as many disabled people do not have the means of earning a living, their options may be narrowed by income as well.

As illustrated in Table 3-13, approximately 17% of the residents 16 and over, in the County as a whole and in the unincorporated areas, have one or more disabilities. People with physical disabilities, and those unable to take care of themselves on a daily basis, account for over 4% of the population—both in the County as a whole and in the unincorporated areas.

**Table 3-13: Summary of Disabled Population (Age 16+), Los Angeles County and Unincorporated Areas, 2000**

Special Needs Groups	Los Angeles County		Unincorporated Areas	
	Number Disabled	% Total Population	Number Disabled	% Total Population
Disabled				
Ages 16-64+	1,298,066	13.6%	132,225	13.4%
Age 65+ years	399,903	4.2%	37,696	3.8%
Disabled with Physical or Self-Care Limitations				
Ages 16-64+	410,582	4.3%	42,989	4.4%
Age 65+ years	368,697	3.9%	35,375	3.4%
<b>Total Disabled Persons over 16</b>	<b>1,697,969</b>	<b>17.8%</b>	<b>169,921</b>	<b>17.2%</b>

Source: U.S. Census 2000, SF3, PCT26.

Table 3-14 illustrates the total disabilities tallied for persons in the unincorporated areas as well as the type of disabilities. Over 75% of the total disabilities in the unincorporated areas occurs in the population ages 5 to 64, while the population 65 and over (elderly) accounts for the remaining 25% of persons with disabilities. The most pervasive disabilities for the population 5 to 64 include employment, go-outside-the-home, and physical disabilities. Physical and go-outside-the-home disabilities make up the majority of disabilities for the elderly population.

<sup>11</sup> See Appendix F: Progress Report on Implementation of Program 43.



**Table 3-14: Persons with Disabilities by Disability Type, Unincorporated Areas, 2000**

	<b>Number</b>	<b>Percent</b>
<b>Total Disabilities</b>	<b>318,388</b>	<b>100.0%</b>
Total Disabilities for Ages 5-64	239,683	75.3%
Sensory Disability	13,599	4.3%
Physical Disability	33,965	10.7%
Mental Disability	26,603	8.4%
Self-Care Disability	13,503	4.2%
Go-Outside-Home Disability	63,893	20.1%
Employment Disability	88,120	27.7%
Total Disabilities for Ages 65 and Over	78,705	24.7%
Sensory Disability	12,680	4.0%
Physical Disability	25,661	8.1%
Mental Disability	11,125	3.5%
Self-Care Disability	9,714	3.1%
Go-Outside-Home Disability	19,525	6.1%

Source: U.S. Census 2000, SF3, P41.

The disabled population faces unique problems in obtaining affordable and adequate housing. State and Federal laws require that all new multi-family construction be accessible to the handicapped, but older units built prior to 1989 are rarely handicapped accessible. Furthermore, once a regular unit is completed, modifications are more expensive and not always feasible. Older units, particularly older multi-family structures are very expensive to retrofit for disabled occupants because space is rarely available for elevator shafts, ramps, wider doorways, etc. This population needs low-cost, conveniently located housing that is adapted for disability access. In some cases, they may also require additional supportive services.

The Community Development Commission (CDC) coordinates with a variety of nonprofit organizations (including housing providers) and private consultants to monitor funding opportunities for housing and supportive services. Additionally, the County's affordable housing Request for Proposals (RFP) process encourages applicants to incorporate supportive services for special needs groups into their projects. Rating criteria within the RFP process awards additional points for the incorporation of special needs housing and associated supportive services.

Under State and Federal laws, local governments are required to provide "reasonable accommodation" to persons with disabilities when exercising planning and zoning powers. The County will adopt a reasonable accommodation ordinance to outline the scope and procedures for accommodation requests. In addition, the County offers the Ownership Housing Rehabilitation Assistance program that targets disabled persons.

### **Large Households**

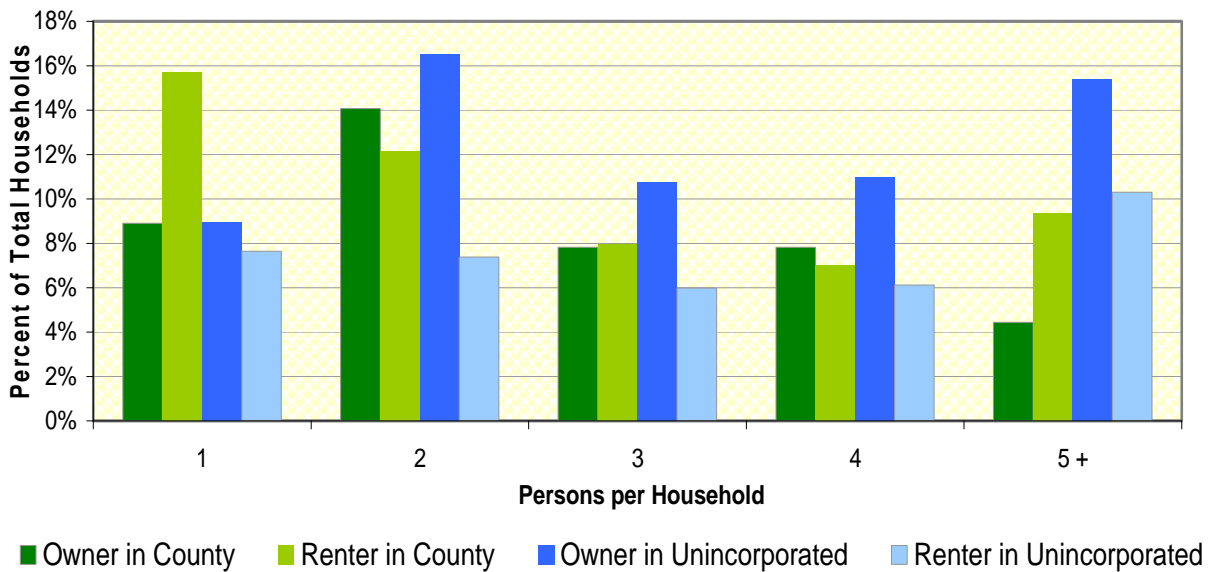
Large households are generally identified as those having five or more people. They are characterized as a special needs population because they may include one or more families sharing housing, especially extended families, and can indicate a lack of affordable housing and increased overcrowding. Large households can also put a physical strain on the housing stock, resulting from the greater wear-and-tear that more inhabitants can have on a unit. According to the 2000 Census, 19% of the total households in the County as a whole had five or more people, while 26% of the households in the unincorporated areas had five or more people.

According to the 2000 Census, there is not enough adequately-sized housing to accommodate large households, particularly for renters. Only 19% of renter-occupied units have three or more bedrooms, while 56% of owner-occupied units are of adequate size for large households. Of the total housing units in the unincorporated areas, 49% are of adequate size for large households but are likely to be out of reach to low-income households due to high

costs. The lack of large units is less of a problem in the unincorporated areas than in the County as a whole, of which only 36% of its housing stock had three or more bedrooms, although with a similar composition of large households.

Examining household size by tenure reveals interesting patterns in homeownership in the unincorporated areas. Figure 3-6 illustrates that the ratio of ownership to rental decreases as household size increases in the unincorporated areas. This suggests that large households have less access to homeownership.

**Figure 3-6: Household Size by Tenure, Los Angeles County and Unincorporated Areas, 2000**



Source: U.S. Census 2000, SF3, H17.

The Housing Element proposes the Ownership Housing Rehabilitation Assistance program, which specifically targets large households in the unincorporated areas.

### Homeless

Homelessness is an increasing and persistent problem in Los Angeles County. The 2007 Greater Los Angeles Homeless Count completed by the Los Angeles Homeless Services Authority (LAHSA) recently completed one of the largest homeless count operations in the United States. The LAHSA Homeless Count incorporated survey techniques to discover homeless persons who would not otherwise have been identified on the streets, in shelters, etc. Therefore, the homeless count accounts for the "hidden homeless."

LAHSA found that on any given day, the estimated homeless population throughout the County is 73,702. This number is composed of 68,608 homeless in the Los Angeles study area and an additional 5,094 homeless people counted in the cities of Pasadena, Glendale, and Long Beach, which conduct their own homeless counts (Table 3-15).

**Table 3-15: Los Angeles County Homeless Estimates by Study Area**

Region	Homeless Estimate	
	2007	2005
City of Los Angeles	40,144	48,103
Other areas in the County*	28,464	34,188
<b>Los Angeles Study Area Only</b>	<b>68,608</b>	<b>82,291</b>
Glendale, Long Beach, and Pasadena	5,094	6,054
<b>Homeless in Los Angeles County</b>	<b>73,702</b>	<b>88,345</b>

Source: 2007 Greater Los Angeles Homeless Count, Los Angeles Homeless Services Authority 2007.

\*Excludes the Cities of Glendale, Long Beach, and Pasadena.

The homeless population in the City of Los Angeles was estimated at 40,144 on any given day. The remaining 33,558 homeless individuals are located throughout the County, which includes both incorporated cities and the unincorporated areas. The study provides estimates of homeless by Service Planning Area (SPA), which includes both incorporated cities and the unincorporated areas, as illustrated in Table 3-16. As indicated in Table 3-16, the number of homeless in SPAs has declined by 13,683, or approximately 17% since the last study was conducted in 2005. However, the San Gabriel Valley SPA and Metro Los Angeles SPA (which include both incorporated cities and the unincorporated areas) experienced an increase in the number of homeless from the prior count (2005).

**Table 3-16: Los Angeles County Homeless Estimates by Service Planning Area**

Service Planning Area	Homeless Estimate	
	2007	2005
SPA 1 – Antelope Valley	1,815	3,544
SPA 2 – San Fernando Valley	6,411	11,275
SPA 3 – San Gabriel Valley	9,942	9,254
SPA 4 – Metro Los Angeles	22,030	20,023
SPA 5 – West Los Angeles	6,703	6,860
SPA 6 – South Los Angeles	11,670	16,787
SPA 7 – East Los Angeles	5,580	7,178
SPA 8 – South Bay/Harbor	4,457	7,369
<b>Los Angeles Study Area Total</b>	<b>68,608</b>	<b>82,290</b>

Source: 2007 Greater Los Angeles Homeless Count, Los Angeles Homeless Services Authority 2007.

According to the Census tract level information from the LAHSA study, an estimated 10,325 homeless persons are located in the census tracts that generally comprise the unincorporated areas. Of the 10,325 homeless people identified in the unincorporated areas, 916 (9%) were in shelter facilities and 91% were unsheltered. The shelter facilities consist of either emergency shelters or transitional housing programs.

LAHSA also found that over 50% of the homeless are African American, 24% are Latino, and 19% are Caucasian. Approximately 33% are “chronically homeless.” These individuals often have the most crippling disabilities, including mental disabilities and substance abuse. In addition, 84% of respondents to the 2007 Homeless Count reported that they were living in Los Angeles County when they became homeless.

A 2005 study by Shelter Partnership, Inc. indicates that there were approximately 5,512 beds countywide to accommodate homeless persons with mental illness. About 180 beds (3%) consisted of emergency shelters, 921 beds or housing units (17%) were available in transitional housing facilities, while the remaining 4,411 beds/housing units (80%) consist of permanent, supportive housing for homeless persons with mental illness.<sup>12</sup> The 2005 study also indicates that an additional 55 transitional housing and 664 permanent housing beds for homeless persons with mental illness were in development. The study did not quantify the number of beds available to the homeless population in general. The following two programs specifically target the needs of the homeless: Section 8 Rental Housing Assistance and Shelter Plus Care – Supportive Housing Program.

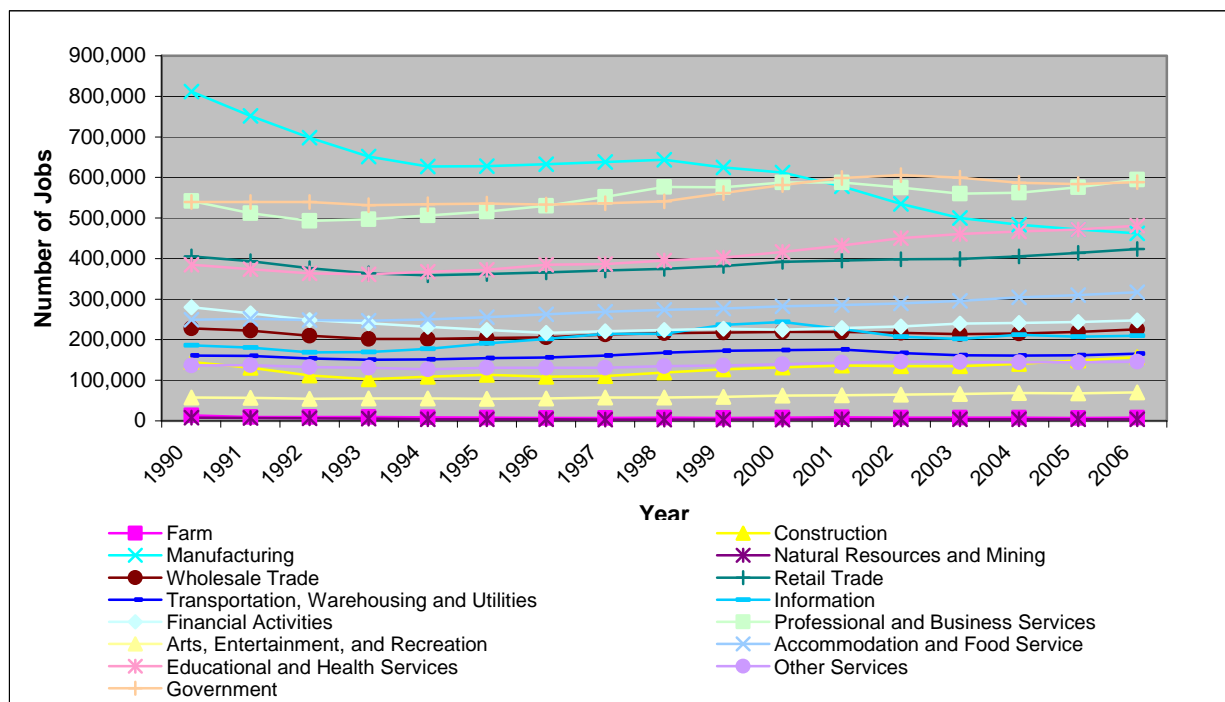
## EMPLOYMENT CHARACTERISTICS

The County continues to host a diverse economy, but its composition has changed substantially over the past several decades and continues to transition.

### Job Characteristics

Although Los Angeles County is still one of the largest manufacturing centers in the United States, since the 1970s, the manufacturing industry has declined steadily and substantially, and the County has seen the growth of new sectors, such as information, health and education, and services. The County has struggled to recover from the national recession of the early 1990s; the impacts of job losses and economic stagnation can still be seen. The resulting profile of employment has varied implications for the County and its housing situation. These trends are illustrated in Figure 3-7.

**Figure 3-7: Employment Trends in Los Angeles County by Industry, 1990 to 2006**



Source: California State Employment Development Department 2007.

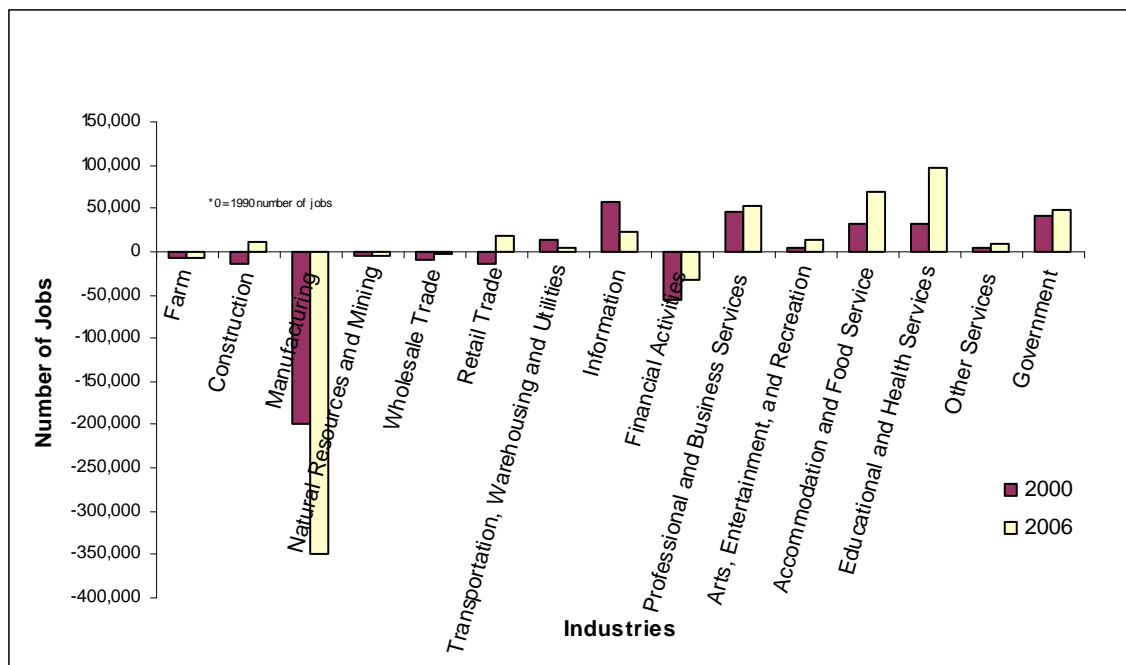
<sup>12</sup> A Strategic Housing Plan for Special Needs Populations in Los Angeles County. Shelter Partnership, Inc. September 2005.

In Los Angeles County, several industries have emerged as new leaders, while historically significant industries have declined. Figure 3-8 illustrates the industries that have recently experienced significant changes. The most substantial losses were in manufacturing, which lost 200,000 jobs in the decade between 1990 and 2000, and an additional 150,000 by 2006 (see Table 3-17). Financial activities also lost employment but regained some of those losses by 2006. The information industry increased substantially from 1990 to 2000, but declined by over 14% by 2006. Sectors that saw sustained gains in employment were Professional and Business Services, Accommodation and Food Services, Educational and Health Services, and Government. The major employers in Los Angeles County now consist of Retail Trade, Accommodation and Food Services, Government, and Professional and Business Services.

While many low-income persons in the County are employed, their wages are not adequate to meet basic needs, including housing costs. Below is a sampling of the mean hourly wages for select industries in Los Angeles County.<sup>13</sup>

	<b>Los Angeles County</b>	<b>Statewide</b>
Construction	\$21.94	\$22.24
Manufacturing	\$13.44	\$14.57
Apparel/Textiles	\$9.70	\$10.49
Wholesale Buyers	\$25.56	\$25.54
Business Sales	\$18.15	\$18.64

**Figure 3-8: Employment Trends in Los Angeles County by Industry, 2000 to 2006**



Source: California State Employment Development Department 2007.

<sup>13</sup> 2006 Occupational Employment Statistics (OES), Los Angeles -Long Beach-Glendale, Employment Development Department.

**Table 3-17: Number of Jobs by Industry in Los Angeles County in 1990-2006**

TITLE	1990	1992	1994	1996	1998	2000	2002	2004	2006
Farm	13,700	9,200	8,500	7,200	7,700	7,700	7,800	7,600	7,600
Construction	145,100	112,400	109,100	108,700	119,100	131,700	134,500	140,200	156,700
Manufacturing	812,000	698,400	627,300	632,600	643,600	612,200	534,800	483,600	462,300
Natural Resources and Mining	8,200	6,000	4,200	3,900	3,500	3,400	3,700	3,800	4,000
Service Producing	794,800	739,800	712,000	728,200	759,000	786,000	782,700	781,600	814,100
Wholesale Trade	228,300	209,600	202,000	206,200	216,000	219,400	217,300	215,100	225,200
Retail Trade	405,500	376,200	358,600	365,700	375,000	392,000	398,200	405,400	423,200
Transportation, Warehousing and Utilities	161,000	154,000	151,400	156,300	168,000	174,600	167,200	161,100	165,700
Information	186,200	168,600	177,600	201,900	214,900	243,700	207,300	211,900	209,700
Financial Activities	279,900	248,200	231,800	217,300	224,200	224,500	232,600	241,600	248,000
Services	1,369,700	1,291,800	1,306,300	1,363,100	1,438,400	1,489,400	1,525,100	1,546,900	1,609,200
Professional and Business Services	541,600	492,700	506,400	529,900	576,400	587,900	575,000	562,400	594,700
Performing Arts, Spectator Sports	26,400	24,700	24,900	23,700	24,300	28,000	27,900	28,700	28,500
Museums, Historical Sites, and Similar Institutions	2,000	1,800	1,800	2,300	3,300	3,600	3,900	4,100	4,200
Amusement, Gambling, and Recreation	29,200	27,900	28,500	29,100	30,200	30,900	33,100	35,600	37,600
Accommodation	43,000	37,400	36,700	38,500	40,000	40,000	36,900	38,100	38,600
Food Services and Drinking Places	206,100	211,200	213,400	224,100	234,100	242,200	252,300	266,300	278,600
Educational and Health Services	384,700	363,500	367,400	384,900	395,000	416,800	450,400	467,000	481,300
Other Services	136,700	132,600	127,200	130,600	135,100	140,000	145,600	144,700	145,700
Government	539,800	539,400	533,700	533,000	541,000	581,300	606,100	587,100	588,600
<b>Total, All Industries</b>	<b>4,149,500</b>	<b>3,813,600</b>	<b>3,710,400</b>	<b>3,795,700</b>	<b>3,951,200</b>	<b>4,079,800</b>	<b>4,034,600</b>	<b>4,004,100</b>	<b>4,100,200</b>

Source: California State Employment Development Department 2007.

In addition to land availability, targeting new industries to the County and workforce development, the lack of higher paying wages continues to be a concern for economic development and social considerations for the future of the County. Some higher paying sectors are projected to grow in the coming years, including Educational and Health Services, and Professional and Business Services (see Table 3-18). These sectors have the potential for higher wages, which can contribute to the overall strengthening of the economy, although they may require higher educational attainment.

**Table 3-18: Employment Projections by Industry, 2004-2014**

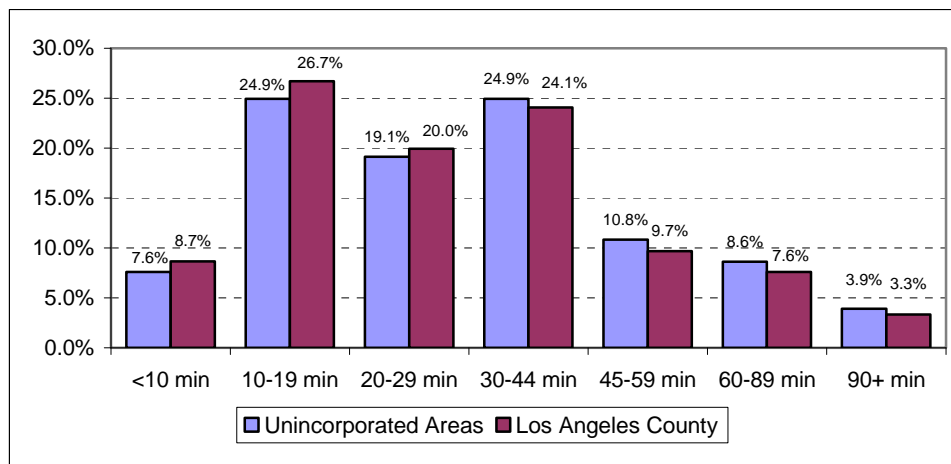
Industry	Los Angeles County		
	Jobs (2004)	Projected Jobs (2014)	% Change
Construction	140,200	151,400	8%
Manufacturing	483,600	425,000	-12%
Transportation, Warehousing, and Utilities	161,100	178,000	10%
Wholesale Trade	215,100	236,300	10%
Retail Trade	405,400	469,100	16%
Financial Activities	241,600	264,300	9%
Information	211,900	233,900	10%
Professional and Business Services	562,400	665,500	18%
Educational and Health Services	467,000	584,500	25%
Leisure and Hospitality	372,800	440,800	18%
Other Services	144,700	158,200	9%
Government	587,100	636,100	8%
<b>Total Nonfarm (excluding mining)</b>	<b>3,992,900</b>	<b>4,443,100</b>	<b>11%</b>

Source: Southern California Association of Governments 2007.

### Commuting Patterns

A balance in each community between the number of employed residents and jobs is believed to minimize the total travel in a metropolitan area. Ideally, housing should be located within a short distance of employment opportunities to enable some people to walk or bicycle to work and to alleviate congestion on roadways. However, residents in many portions of the unincorporated areas travel outside of their communities to get to their place of employment. Figure 3-9 shows that workers that live in the unincorporated areas (16 years or older) have a slightly greater commute time compared with Los Angeles County as a whole. Almost 45% of Los Angeles County residents have a commute greater than 30 minutes, compared with more than 48% of unincorporated area residents. Also, 3.5% of Los Angeles County residents work at home compared with 3.1% of unincorporated area residents.

**Figure 3-9: Travel Time to Work (Workers 16 Years or Older Who Do Not Work at Home), 2000**



Source: U.S. Census 2000, SF3, P31.



The transportation modes to get to work in the unincorporated areas and the County as a whole are similar. Slightly more residents in the unincorporated areas drove alone to work (71.4%) compared with the County as a whole (70.4%). A slightly greater percentage of residents in the unincorporated areas also carpooled (16.7%) compared with residents Countywide (15.1%). More people in the County as a whole took public transportation (6.6%) compared with unincorporated area residents (4.9%). Table 3-19 depicts the method of transportation to work for residents in Los Angeles County and in the unincorporated areas.

**Table 3-19: Means of Transportation to Work for Workers 16 Years and Older, 2000**

Method of Commute to Work	2000	
	% Los Angeles County	% Unincorporated Areas
Drove Alone	70.4%	71.4%
Carpooled	15.1%	16.7%
Used Public Transportation	6.6%	4.9%
Bicycled	0.6%	0.6%
Walked	2.9%	2.3%
Other Means	0.9%	1.0%
Worked at Home	3.5%	3.1%
<b>Totals</b>	<b>100.0%</b>	<b>100.0%</b>

Source: U.S. Census 2000, SF3, P30.

## HOUSING SUPPLY

### Housing Units Added

Table 3-20 illustrates the number of housing units added between 2000 and 2007 in Los Angeles County and in the unincorporated areas. During that period, the population increased at a much higher rate than the number of housing units, which suggests a shortage of housing. The vacancy rate, however, has remained relatively stable. The 2006 American Community Survey estimated vacancy rates for Los Angeles County at 1.3% for owner-occupied housing and 3.5% for renter-occupied housing. These rates are lower than the optimum vacancy rates per industry standards (2 to 3% for ownership housing and 5 to 6% for rental housing).

**Table 3-20: Changes in Housing Units and Population, Los Angeles County and Unincorporated Areas**

	Los Angeles County			Unincorporated Areas		
	Housing Units	Population	Vacancy Rate	Housing Units	Population	Vacancy Rate
2000 (April)	3,270,906	9,519,330	4.2	293,304	986,050	4.6
2007 (January)	3,382,356	10,331,939	4.2	309,082	1,092,001	4.6
<b>Change</b>	<b>111,450</b>	<b>812,609</b>	<b>0</b>	<b>15,778</b>	<b>105,951</b>	<b>0</b>
<b>% Change</b>	<b>3%</b>	<b>9%</b>	<b>1%</b>	<b>5%</b>	<b>11%</b>	<b>0%</b>

Source: Department of Finance 2007.

The American Community Survey does not provide vacancy data for the unincorporated areas. However, given the similarity in the housing profile between the unincorporated areas and the County as a whole, it is likely that the unincorporated areas are facing similar market conditions.

## Types of Housing

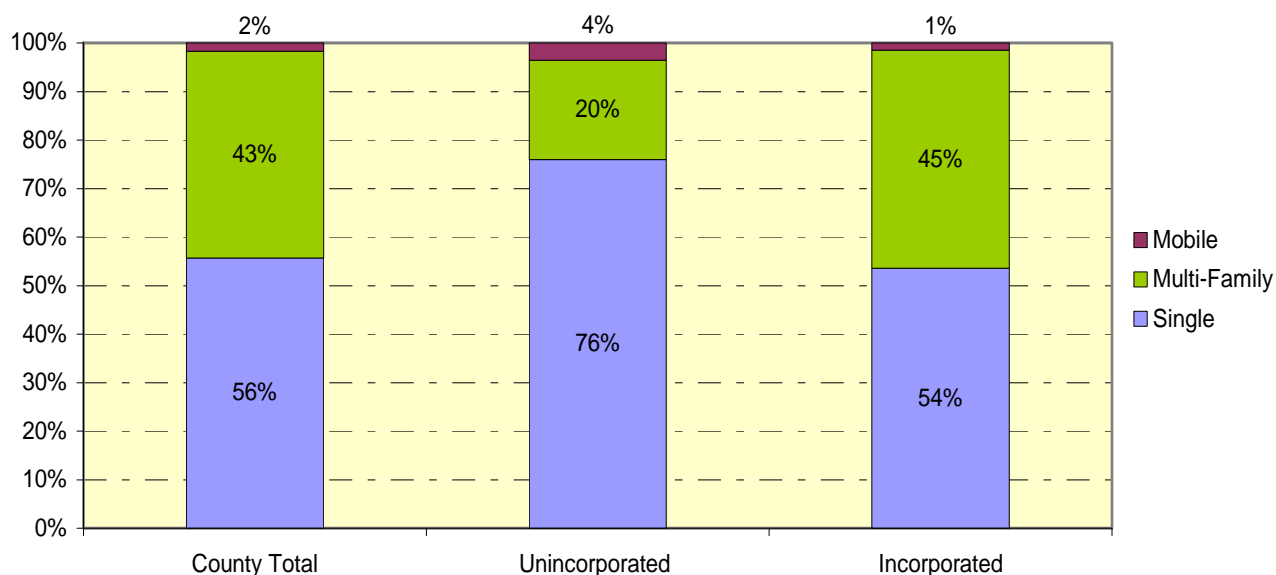
Housing in the unincorporated areas is predominantly single-family homes, with only 20% of the housing stock being multi-family. This composition of the housing stock significantly differs from the countywide distribution (57% single-family and 43% multi-family). The lack of housing diversity in many unincorporated areas emerged as a common theme from community members during the Housing Element meetings held in November 2007. Specifically, transit oriented development and infill development in urban unincorporated areas were discussed as ways to provide more housing diversity and more affordable housing.

In addition, the unincorporated areas have a higher percentage of modular/factory-built housing (mobile homes), which are located primarily in the nonurban areas. Figure 3-10 illustrates the composition of housing types in the County, incorporated cities, and the unincorporated areas.



*Community Outreach*

**Figure 3-10: Housing Unit Type and Percentage, County, Incorporated Cities, Unincorporated Areas, 2007**



Source: Department of Finance 2007.

In addition to the type of housing, the size of the unit has implications on affordability and access. Most owner-occupied units have three bedrooms, which are appropriate for larger households but also tend to be less affordable. Table 3-21 illustrates that three-bedroom housing units make up 43% of all owner-occupied housing units, while 66% have three bedrooms or more. Rental units are smaller in general, with 67% consisting of one or two bedrooms. These are likely more affordable but are not ideal for larger families.

**Table 3-21: Number of Bedrooms per Housing Unit, Unincorporated Areas, 2000**

Bedrooms	Owner-Occupied		Renter-Occupied		Total Occupied Units		Total Units	
	Number	%	Number	%	Number	%	Number	%
None	4,896	3%	14,694	14%	19,590	7%	20,664	7%
1 bed	14,026	8%	35,815	34%	49,841	18%	52,735	18%
2 bed	39,934	23%	34,197	33%	74,131	26%	79,109	27%
3 bed	75,737	43%	15,884	15%	91,621	33%	95,003	32%
4 bed	33,388	19%	3,868	4%	37,256	13%	38,293	13%
5+ bed	7,471	4%	500	0%	7,971	3%	8,204	3%
Total	175,452	100%	104,958	100%	280,410	100%	294,008	100%

Source: U.S. Census 2000, Tables H23-28, H41, H42.

The lack of housing choices for low-income households is largely a function of the residential marketplace. In general, single-family homes are desired by most owner-occupied households and can command higher profit for the developers. This market trend inherently overlooks disadvantaged or low-income households.

### Substandard Housing

The American Housing Survey (AHS) conducts periodic studies on the physical indicators of housing in primary metropolitan areas of the United States. The last survey for the Los Angeles-Long Beach Primary Metropolitan Statistical Areas (PMSA) was conducted in 2003. Much of the surveyed area falls within the unincorporated areas of Los Angeles County. The AHS survey estimated that there were 1,522,100 ownership units and 1,608,900 rental units in the surveyed area. Key indicators are summarized in Table 3-22.

**Table 3-22: Physical Indicators of Housing Quality, Los Angeles County (excluding City of Los Angeles and City of Long Beach), 2003**

	Owner-Occupied Units		Renter-Occupied Units	
	Number	%	Number	%
<b>Total Units</b>	<b>1,522,100</b>	<b>100.0%</b>	<b>1,608,900</b>	<b>100.0%</b>
Severe and Moderate Physical Problems	49,800	3.3%	210,600	13.1%
Plumbing	13,500	0.9%	44,500	2.8%
Heating	11,400	0.7%	37,800	2.3%
Upkeep	11,000	0.7%	39,300	2.4%
Kitchen	11,900	0.8%	85,900	5.3%

Source: American Housing Survey 2003; and U.S. Bureau of the Census 2000.

Note: Number of Owner-Occupied Units totals 97,600.

The 2003 survey indicates that physical problems in housing were more prevalent in rental units than in ownership units. A total of 260,000 homes in the County had Severe to Moderate Physical Problems, with 81% being rental units. This suggests that landlord delinquency is a problem, and that about 8% of the current housing stock is substandard. Over time and without intervention, this condition will continue to get worse.

The Los Angeles County Department of Public Health (Environmental Health Division) conducts regular studies and inspections on the degree of substandard housing in the unincorporated areas, based on complaints and inspections of apartments and condominiums with five or more units. Single-family dwellings are only inspected if a complaint is issued for that property. The Environmental Health Division issues code violations for substandard properties. Between 2000 and 2005, 15,385 code violations were issued in the unincorporated areas, and 2 were referred to the

Franchise Tax Board. In addition, building owners are regularly referred to CDC when applicable programs can provide rehabilitation assistance.

County Nuisance Abatement Teams (NATs) focus efforts on specific neighborhoods and target properties with multiple violations, including housing code violations. Departments involved in NATs include Public Works, Regional Planning, Fire, Public Health/Environmental Health, CDC, Sheriff, and the District Attorney. Other County agencies, such as Animal Care and Control and the Treasurer and Tax Collector/Business Licensing Division are contacted as needed. The NATs coordinate joint inspections at a location to investigate multiple nuisance conditions at commercial and residential properties, such as junk and salvage, lack of running water, vermin infestation, and illegal business activities at residences. The County also facilitates Community Enhancement Teams (CETs) to encourage the coordination of services across multiple departments to meet specific community needs in a focused geographic area targeted for revitalization. In addition to code enforcement, the CETs address cleanup, aesthetics of the public right-of-way, public safety, and traffic and mobility. CETs are composed of representatives from County departments and elected officials and community members, and meet monthly to advance initiatives and ensure that there are adequate resources committed to the success of the CET. Currently, there are 19 established NATs and two established CETs operating within the unincorporated areas.

### **Age of Housing**

Housing age is commonly used by State and Federal programs to estimate rehabilitation needs. Typically, most homes begin to require major repairs or rehabilitation at 30 or 40 years of age. Features, such as electrical capacity, plumbing, kitchen features, and roofs usually need updating if no prior replacement has occurred. In the unincorporated areas, 75% of the housing stock was built prior to 1980 and is generally of sufficient age to be susceptible to deterioration. Rehabilitation, maintenance, and replacement could become a critical issue in the unincorporated areas before the end of this planning period (2014). Table 3-23 depicts the age of the housing stock in the unincorporated areas.

**Table 3-23: Estimated Age of Housing, Unincorporated Areas, 2007**

<b>Year Built</b>	<b>Unincorporated Areas</b>	
	<b>Housing Units</b>	<b>% Total</b>
Before 1940	28,689	9%
1940-1949	36,074	12%
1950-1959	72,475	23%
1960-1969	53,531	17%
1970-1979	44,328	14%
1980-1989	33,714	11%
1990- 2000	25,197	8%
2000-2007	15,778	5%
<b>Total</b>	<b>309,786</b>	<b>100%</b>

Source: U.S. Census 2000, SF3, H34-37; and Department of Finance, 2007.

Although very few houses in the unincorporated areas are considered historically significant, as many mid-century dwellings approach their 50-year mark, they may soon be considered historically significant. In the near future, the County may need to address the preservation of homes that are considered historical.

**HOUSING DEMAND AND SUPPLY INDICATORS****Tenure**

According to the 2000 Census, 63% of households in the unincorporated areas owned their home (see Table 3-24). This homeownership rate was higher than that of the County as a whole, which was 48%.

**Table 3-24: Overcrowded and Severely Overcrowded Households, by Tenure, Los Angeles County and Unincorporated Areas, 2000**

	<b>Los Angeles County</b>		<b>Unincorporated Areas</b>	
<b>Total Households</b>	<b>3,133,774</b>	<b>100%</b>	<b>280,410</b>	<b>100%</b>
<b>Total Owner-Occupied</b>	<b>1,499,694</b>	<b>48%</b>	<b>175,452</b>	<b>63%</b>
Overcrowded	92,678	3%	13,322	5%
Severely Overcrowded	111,667	4%	16,009	6%
<b>Total Renter-Occupied</b>	<b>1,634,080</b>	<b>52%</b>	<b>104,958</b>	<b>37%</b>
Overcrowded	156,416	5%	12,716	5%
Severely Overcrowded	359,608	11%	26,243	9%
<b>Total Overcrowded</b>	<b>720,369</b>	<b>23%</b>	<b>68,290</b>	<b>25%</b>

Source: U.S. Census 2000, SF3, H26.

Historically, Los Angeles County has had the lowest homeownership rate in the State of California, and within the United States.<sup>14</sup> This is in part due to its large transitory and immigrant populations, but also due to its lack of affordable housing options. In a recent Harvard University study, housing in Los Angeles County was ranked the least affordable in the United States.<sup>15</sup>

**Overcrowding**

“Overcrowded” is defined as one to 1.5 persons occupying a room, excluding bathrooms, kitchens, hallways, and porches. “Severely overcrowded” is defined as more than 1.5 persons occupying a room. Overcrowding usually results from a lack of appropriate housing, either in affordability or adequacy in size.

According to the 2000 Census, nearly a quarter of households in both the County as a whole and in the unincorporated areas were living in overcrowded quarters. Overcrowding among owner-occupied units was more prevalent in the unincorporated areas than in the County as a whole. Table 3-24 illustrates that in both the County as a whole and in the unincorporated areas, severely overcrowded units were more common than overcrowded units, which indicates a high disparity in quality of life attainment.

**Overpayment**

In 2005, 32 million households nationwide were paying more than half of their income on housing, and the trend only increased in recent years. Even with the decline of the housing market in 2007 and an increase in the Federal minimum wage, the percentage of households that were overburdened or severely overburdened by housing costs did not decrease.<sup>16</sup>

<sup>14</sup> Los Angeles County Community Development Commission, *2003-2008 Consolidated Plan*, 2003.

<sup>15</sup> Joint Center for Housing Studies, Harvard University, *The State of the Nation's Housing*, 2007.

<sup>16</sup> Joint Center for Housing Studies, Harvard University, *The State of the Nation's Housing*, 2007.

According to the 2000 Census, many low income households in Los Angeles County were paying a high percentage of their income toward rent, which indicates a lack of affordable housing. Households that pay more than 30% of their income on rent or mortgage payments have less money to spend for other necessities and emergencies. This can be a financially precarious situation for many, especially for renters who do not have any of the security afforded by homeownership and can easily fall into homelessness if an unexpected financial hardship were to occur.

Income directly affects a household's access to housing. Table 3-25 illustrates that only 11% of those making \$20,000 or less per year are able to own a home in Los Angeles County, versus 34% of the same income group who are renters. The trend is similar for the unincorporated areas, except with a slightly higher percentage of homeowners. In the County as a whole, the highest percentage of renters was in the \$20,000 to \$35,000 annual income range, while the highest percentage of homeowners was in the highest income bracket of those making over \$100,000 a year. This is not the same in the unincorporated areas, where the highest percentage of homeowners was in the \$50,000 to \$75,000 income range. This suggests that there are relatively more opportunities for affordable ownership housing in the unincorporated areas.

**Table 3-25: Annual Household Income, by Tenure, Los Angeles County and Unincorporated Areas, 2000**

Annual Household Income	Los Angeles County				Unincorporated Areas			
	Rental		Ownership		Rental		Ownership	
	Units	%	Units	%	Units	%	Units	%
Less than \$10,000	266,553	16%	65,719	4%	16,742	16%	8,430	5%
\$10,000 to \$19,999	296,855	18%	105,989	7%	19,334	18%	13,222	8%
\$20,000 to \$34,999	386,171	24%	197,431	13%	25,392	24%	25,226	14%
\$35,000 to \$49,999	262,434	16%	208,899	14%	16,095	15%	26,039	15%
\$50,000 to \$74,999	233,690	14%	322,822	22%	15,469	15%	40,100	23%
\$75,000 to \$99,999	95,111	6%	221,787	15%	6,191	6%	25,275	14%
\$100,000 or more	93,266	6%	377,047	25%	5,735	5%	37,160	21%
<b>Total</b>	<b>1,634,080</b>	<b>100%</b>	<b>1,499,694</b>	<b>100%</b>	<b>104,958</b>	<b>100%</b>	<b>175,452</b>	<b>100%</b>

Source: U.S. Census 2000, HCT11.

According to SCAG data, as of September 2006, over 26% of households in the unincorporated areas overpaid for housing (combining both renters and homeowners). Of the 32,848 extremely low-income households in the unincorporated areas, 15,217 or over 46% of extremely low-income households overpaid for housing, which comprises 28% of renters and 18% of owners.

### **Housing Costs**

Typically, if the demand for housing exceeds the supply, the cost for housing increases; conversely, if the supply for housing exceeds the demand, the cost of housing decreases. The homeownership rate for the unincorporated areas was 63% in 2000, which is significantly higher than the County as a whole at 48%.



Housing costs throughout Los Angeles County are increasing and affecting the purchasing power of many homebuyers, particularly those who are first-time buyers. According to SCAG, the share of households able to afford a median-priced home in Los Angeles County dropped below 15% in 2005.<sup>17</sup> According to DataQuick, a real estate data service, the median home price in Los Angeles County for 2006 was \$541,000, an increase of 9.3% over 2005. For the month of October 2007, the median home price in Los Angeles County was \$525,000, representing a 3.5% decrease from October 2006 and reflecting the downward pressure caused by the implosion of the lending market.



Community Outreach

Housing affordability emerged as a common theme from community members during the Housing Element meetings held in November 2007. Community members indicated that contributing factors to housing affordability include lack of housing diversity, lack of developable land, a lengthy entitlement process, and disproportionate fees/permitting costs. Community members suggested increasing housing diversity, transit-oriented development, infill development, inclusionary housing, and rent control as some possible solutions to address housing affordability.

### Rental Costs

Between 2000 and 2006, the County's median monthly rent increased 22%.<sup>18</sup> According to SCAG, between 2005 and 2006, average rents in the Los Angeles region increased generally by more than 7% (without inflation adjustment). In 2006, average monthly rents were around \$1,500.<sup>19</sup> The median annual household income increased only 8% for the period 2000 to 2006. As Table 3-26 illustrates, 562,101 of renter households in the unincorporated areas made less than \$20,000 per year, but paid 30% or more of their incomes for housing in 2000.

Although the economic growth experienced in recent years has resulted in more jobs, these jobs are typically low paying, and employees still do not have access to many housing choices.<sup>20</sup> This growth of primarily low-paying jobs has created a need for housing—primarily affordable housing. This demand has produced a shortage that has driven rents up and further reduced housing choices for the region's lowest-income households.

The Fair Market Rent (FMR) of a two-bedroom apartment in the Los Angeles – Long Beach PMSA was \$1,124 in 2005, an increase of 47% since 2000. Annually, that amounts to \$13,488 for rent alone. Table 3-26 breaks down the renter households in Los Angeles County based on the percentage of income paid for rent. The table shows that 34.5% of renter households in Los Angeles County and the unincorporated areas make less than \$20,000 a year. A household earning \$20,000 a year and spending 30% could pay \$500 a month on rent—less than 50% of the FMR.

<sup>17</sup> Southern California Association of Governments. *State of the Region 2007*. p. 56.

<sup>18</sup> Los Angeles Alliance for a New Economy, *Poverty, Jobs and the Los Angeles Economy: An Analysis of U.S. Census Data and the Challenges Facing our Region*, 2007.

<sup>19</sup> Southern California Association of Governments. *State of the Region 2007*. p. 54.

<sup>20</sup> Los Angeles Alliance for a New Economy, *Poverty, Jobs and the Los Angeles Economy: An Analysis of U.S. Census Data and the Challenges Facing our Region*, 2007, p. 2.



**Table 3-26: Gross Rent Spent on Housing, by Renter Households, Los Angeles County and Unincorporated Areas, 2000**

	<b>Total Renter Households Los Angeles County</b>	<b>% of Total</b>	<b>Total Renter Households Unincorporated Areas</b>	<b>% of Total</b>
<b>Annual Household Income</b>	<b>1,630,542</b>	<b>100%</b>	<b>156,140</b>	<b>100%</b>
<b>Less than \$20,000</b>	<b>562,101</b>	<b>34.5%</b>	<b>52,890</b>	<b>33.9%</b>
Less than 20%	11,483	0.7%	1,038	0.7%
20-29%	37,734	2.3%	3,283	2.1%
30-35%	28,473	1.7%	2,430	1.6%
35% or more	418,889	25.7%	39,928	25.6%
<b>\$20,000 - \$34,999</b>	<b>385,181</b>	<b>23.6%</b>	<b>37,627</b>	<b>24.1%</b>
Less than 20%	36,925	2.3%	3,352	2.1%
20-29%	139,622	8.6%	12,390	7.9%
30-35%	70,095	4.3%	7,187	4.6%
35% or more	131,955	8.1%	13,937	8.9%
<b>\$35,000 - \$49,999</b>	<b>261,972</b>	<b>16.1%</b>	<b>24,918</b>	<b>16.0%</b>
Less than 20%	91,447	5.6%	8,217	5.3%
20-24%	119,931	7.4%	11,558	7.4%
30-35%	22,144	1.4%	2,310	1.5%
35% or more	24,040	1.5%	2,398	1.5%
<b>\$50,000 - \$74,999</b>	<b>233,226</b>	<b>14.3%</b>	<b>23,180</b>	<b>14.8%</b>
Less than 20%	149,830	9.2%	14,418	9.2%
20-29%	64,424	4.0%	6,761	4.3%
30-35%	7,834	0.5%	1,018	0.7%
35% or more	7,078	0.4%	517	0.3%
<b>\$75,000 - \$99,999</b>	<b>94,959</b>	<b>5.8%</b>	<b>9,097</b>	<b>5.8%</b>
Less than 20%	77,779	4.8%	7,285	4.7%
20-29%	13,194	0.8%	1,456	0.9%
30-35%	1,210	0.1%	119	0.1%
35% or more	1,088	0.1%	79	0.1%
<b>\$100,000 or more</b>	<b>93,103</b>	<b>5.7%</b>	<b>8,428</b>	<b>5.4%</b>
Less than 20%	84,423	5.2%	7,781	5.0%
20-29%	5,400	0.3%	441	0.3%
30-35%	621	0.0%	30	0.0%
35% or more	342	0.0%	-	-

Source: U.S. Census 2000, H73.

\*Not computed category removed.

## AFFORDABLE HOUSING INVENTORY

### Affordable Housing Developments

The Los Angeles County Community Development Commission (CDC) uses a variety of funding sources to facilitate the development of affordable housing. Oftentimes, multiple layers of funding sources are required for the development of affordable housing. As shown in Table 3-27, there are 66 affordable housing projects in the unincorporated areas that provide a total of 2,248 units deed-restricted as housing affordable to low-income households.

**Table 3-27: Affordable Rental Housing Inventory, Unincorporated Areas**

Project	Total Units	Assisted Units	Funding Sources	Income Target	Potential Expiration of Affordability
2136-2142 Raymond Avenue	5	5	HOME	60%	11/2/2008
2101-2105 E. 124th Street	3	3	HOME	50%; 80%	2/1/2009
Valencia Village	75	75	Section 8	50%	9/17/2011
Palms Apartments	338	338	MFR Bond	50%	6/1/2013
1321 - 1323 E. 68th Street	3	3	HOME	80%	11/13/2014
CP2433	No Info.	2	DB	50%; 80%; 120%	2014
753-757 Fetterly Street, East LA	No Info.	20	DB	50%; 80%; 120%	2014
17 <sup>th</sup> St. East & Avenue Q	No Info.	14	DB	50%; 80%; 120%	2014
202 E Sacramento St. E. Altadena	No Info.	2	DB	50%; 80%; 120%	2014
2349-59 Miravista Avenue	No Info.	3	DB	50%; 80%; 120%	2015
Las Virgenes & Thousand Oaks	No Info.	153	DB	50%; 80%; 120%	2015
Oak Spring & Soledad Canyon	No Info.	29	DB	50%; 80%; 120%	2015
Soledad Canyon & Oak Springs Canyon	No Info.	25	DB	50%; 80%; 120%	2015
SW of Ventura Fwy & Las Virgenes Rd	No Info.	120	DB	50%; 80%; 120%	2015
14733-14803 Chadron Ave	No Info.	10	DB	50%; 80%; 120%	2016
Rowland Heights Apartments	144	144	MFR Bond	50%; 80%; 120%	8/1/2015
1120 E. 74 <sup>th</sup> St (Washington)	2	1	HOME	50%; 80%; 120%	3/27/2016
1451 W 105th St (formerly N Wilson Apartments)	18	18	HOME	50%; 60%	2/7/2019
Willow Apartments	24	24	HOME; Industry	35%	1/25/2021
8906-8908 Elm Street	2	2	HOME	80%	3/1/2022
1310 110 <sup>th</sup> St, 1120 W 107 <sup>th</sup> St, 11100 S Normandie Ave	12	12	DB	50%; 80%; 120%	2022
Mayflower Gardens	503	101	MFR Bond	50%	5/8/2027
816 S Record Ave., East LA	9	9	DB	80%	2028
1401 Sepulveda Blvd.	41	41	DB	50%; 80%; 120%	2028
12707-13 Willowbrook Ave.	8	8	DB	50%; 80%; 120%	2030
Step-Out Apartments	11	11	HOME; Industry	50%	5/15/2030
Avalon Seniors	42	41	HOME	40%	12/20/2030
4328 E 4 <sup>th</sup> Street, East LA	5	4	DB	50%; 80%; 120%	2032
13935 Panay Way MDR	99	10	DA	60%	2037

**Table 3-27 (continued)**

<b>Project</b>	<b>Total Units</b>	<b>Assisted Units</b>	<b>Funding Sources</b>	<b>Income Target</b>	<b>Potential Expiration of Affordability</b>
Mason Court	12	12	HOME	50%	3/15/2037
Slauson Station	30	29	HOME	50%	3/15/2038
Sunshine Terrace	100	49	HOME	60%	4/1/2038
Homes For Life - Harbor Gateway	3	1	HOME	50%	5/1/2039
Telegraph Seniors (Villa Hermosa)	75	75	HOME	50%	3/1/2040
Awakening Village	6	2	HOME	50%	3/15/2044
San Felipe Homes	20	20	DB	80%	2047
Calaveras (Altadena Vistas)	22	22	HOME	50%; 60%	2/3/2050
895 Bonnie Beach aka Guadalupe Terrace	31	31	HOME	50%	12/31/2050
Budlong (Athens Glen)	51	11	HOME	50%	12/31/2050
Hoefner/Repetto	4	3	HOME	50%	12/31/2050
Orange Tree Village	21	21	HOME	50%	12/31/2050
Palm Village Senior Housing	30	29	HOME	40%	12/31/2050
Las Flores	25	24	HOME; Industry	40%; 50%	6/26/2058
Casa Dominguez, L.P.	70	69	HOME	50%	11/14/2061
Castaic Lake Seniors	150	11	HOME; NFR Bond	50%	1/6/2033 1/6/2033
Immanuel House of Hope (85th & Holmes)	6	6	HOME; Industry	50%	10/30/2057 10/30/2057
Villa Serena Apartments	85	83	HOME; MFR Bond	30%; 60%	12/31/2050 12/1/2056
Hale Morris Lewis Manor	41	40	HOME; Industry; MFR Bond	40%	12/31/2050 12/31/2050 12/31/2050
Potrero Senior Housing (Jasmine)	53	52	HOME; Industry; MFR Bond	60%; 50%	12/31/2050 12/31/2050 6/1/2013
Imperial Highway Apartments	46	45	HOME; NFR Bond	60%	12/4/2032 12/4/2032
Harmony Creek/Los Robles	75	74	HOME; Industry; MFR Bond	50%; 60%	6/1/2059 6/1/2059 6/1/2059
4500 Via Marina MDR	112	18	DA	60%	2062
El Segundo Terrace	25	11	HOME	50%; 60%	N/A
Fellowship Homes	11	11	HOME	60%	N/A
Hojas de Plata Apartments	52	52	HOME	50%	N/A
L.A. Retarded Citizens Foundation	13	13	HOME	60%	N/A
Los Girasoles	11	11	HOME; Industry	45%; 50%	N/A
Stovall Development Corp (Fairmont)	109	100	HOME	80%	N/A

Table 3-27 (continued)

Project	Total Units	Assisted Units	Funding Sources	Income Target	Potential Expiration of Affordability
Compton Garden	18	18	HOME; Industry	50%	2057
Haas Apartments	2	2	HOME	50%	2059
Mariposa	6	6	HOME; HUD 811	50%	2054
Mednik/Gleason	9	9	HOME; CDBG	50%	2056
Seasons @ Compton	54 <sup>21</sup>	54	HOME; Industry	50%	2065
Van Ness St. Apartments I	2	2	HOME; CDBG	50%	2054
Van Ness St. Apartments II	2	2	HOME	50%	2059
103 <sup>rd</sup> St. Apartments	2	2	CDBG	50%	2056
Total	2,728	2,248			

DA = Development Agreement; DB = Density Bonus; MFR Bond = Multi-Family Revenue Bond; Industry = City of Industry Set-Aside Funds; HOME = HOME Investment Partnership Funds

N/A = Not Applicable – These are new projects that the expiration of affordability covenants has either not been determined or will not occur for a very long period.

Source: Los Angeles County Community Development Commission and Department of Regional Planning.

### Affordable Housing at Risk of Converting to Market Rate

State Housing Element Law requires that local jurisdictions evaluate the potential conversion of deed-restricted housing for low-income households into market-rate housing. The analysis covers a 10-year period (July 1, 2008, through June 30, 2018).

From Table 3-27, there are 17 affordable projects with a total of 947 affordable units at risk of converting to market-rate housing between July 1, 2008 and June 30, 2018. Density bonus units are typically the most at risk, as these units do not receive ongoing public assistance and therefore would potentially realize the biggest increase in rents when converted to market-rate housing.<sup>22</sup> Home Investment Partnership Program (HOME)-funded projects are often developed by nonprofit organizations. Projects owned by nonprofit organizations are more likely to remain as affordable housing even after the affordability controls expire. The majority of the units at risk during this planning period are density bonus units.



Affordable Housing

<sup>21</sup> Seasons @ Compton is 85 units, but only a portion of the project—54 units—is within the unincorporated areas.

<sup>22</sup> However, it should be noted that a majority of projects that have received density bonuses are subsidized and, therefore, subject to additional requirements, including a longer duration of affordability.

### Preservation Options

Through a variety of funding sources, tenant-based rent subsidies, such as Section 8 vouchers, could be used to preserve the affordability of at-risk housing. The precise affordability levels and unit mix of the at-risk units are not available. This analysis assumes that half of the units are affordable to very low-income households and half to lower-income households. All units are assumed to be two-bedroom units. These assumptions are conservative and would result in higher estimates of needed subsidies.

The level of the subsidy required to preserve the at-risk units is estimated to equal the FMR for a unit minus the housing cost affordable by a very low-income household. Table 3-28 estimates the rent subsidies required to preserve the affordability of the 947 at-risk units. Based on the estimates and assumptions shown in this table, approximately \$3.36 million in rent subsidies would be required annually. Assuming a 20-year duration of affordability, the total subsidy is about \$86 million.

**Table 3-28: Rent Subsidies Required**

<b>At-Risk Units</b>	<b>All Units</b>
Very Low Income	474
Lower Income	473
Total	947
Monthly Rent Income Supported by Affordable Housing Cost of Very Low- and Lower-Income Households	\$921,816
Monthly Rent Allowed by Fair Market Rents	\$1,201,743
Monthly Subsidies Required	\$279,927
Annual Subsidies Required	\$3,359,124
20-Year Subsidies Required	\$85,807,672

Average subsidy per unit for each project is estimated with the following assumptions:

1. Two-bedroom units are assumed to be occupied by three-person households.
2. Based on 2007 Area Median Income in Los Angeles County, affordable monthly housing costs are \$885 for very low-income three-person; and \$1,062 for low-income three-person households.
3. 2007 Fair Market Rent in Los Angeles County is \$1,269 for two-bedroom units.
4. Future value calculation for 20-year subsidies is based on an inflation rate of 2.5% (average Consumer Price Index for the past 5 years).

Another preservation option is to transfer the ownership of the at-risk units to a nonprofit organization or purchase similar units by a nonprofit organization. The cost of transferring ownership depends on a number of factors, including market conditions, occupancy rate, and physical conditions of the building and units.

Resources available to preserve at-risk housing units, including financial and administrative (nonprofit participation) resources, are presented in Chapter 2, Programs and Resources.

### Replacement Option

The most effective strategy for the replacement of affordable at-risk units is when the unit is owned by a nonprofit, as the at-risk units are not physically, but are “financially” at-risk. Replacement as a strategy to preserve or replenish the affordable housing inventory requires not only financial resources, but nonprofit developer participation, and availability of vacant/underutilized properties or existing properties that can be purchased at a reasonable price.

The cost of developing new housing depends on a variety of factors, such as density, size of units, location and related land costs, and type of construction. Assuming an average development cost of \$200,000 per unit for multi-family rental housing, the replacement of the 947 at-risk units (worst-case scenario) would require approximately \$190 million. This cost does not include the ongoing rent subsidies that may still be required.

Resources available to replace at-risk housing units, including financial and administrative (nonprofit participation) resources, are presented in Chapter 2, Programs and Resources.

HOUSING CONSTRAINTS

**GOVERNMENTAL CONSTRAINTS**

**LAND USE CONTROLS AND COMPATIBILITY**

Land use controls, such as those contained in the General Plan, Zoning Ordinance and the Subdivision Ordinance, are intended to promote the orderly development, and public health, safety and welfare, of the community. The Zoning Ordinance (Title 22 of the Los Angeles County Code) contains regulations that ensure that land uses in the community are situated properly in relation to each other, such as restrictions on the use, height and bulk of buildings, and requirements for setbacks and parking. The Subdivision Ordinance (Title 21) is concerned with the division of any unit or units of improved or unimproved land for the purpose of sale, lease, or financing. Generally, the Subdivision Ordinance allows the County to address public safety and other concerns by regulating the internal design of streets, lots, public utilities, and other similar infrastructure in each new subdivision.

Overly restrictive standards—both in the General Plan, Zoning Ordinance and the Subdivision Ordinance—can add to the cost of housing. However, the land use controls in Los Angeles County are not considered unreasonable or substantial constraints on development. The County's regulations are generally comparable to land use controls utilized in other local jurisdictions throughout California.

**GENERAL PLAN**

The Countywide General Plan provides general goals and policies to achieve planning objectives for the unincorporated areas. Moreover, the County utilizes several types of community and area plans, which are components of the General Plan, to allow for context-specific community and neighborhood planning. All goals, policies, standards, and implementing actions in each of these plans must be consistent with the General Plan. The following is a list of such plans utilized by the County:

**Area Plans:** Area Plans are used for large, contiguous unincorporated areas of the County and allow for comprehensive, detailed, and focused planning, as well as planning in coordination with adjacent cities. Existing Area Plans include:

- Antelope Valley Area Plan (adopted 1986)
- Santa Clarita Valley Area Plan (revised and adopted 1990)
- Santa Monica Mountains North Area Plan (adopted 2000)

**Community Plans (or Neighborhood Plans):** Community Plans usually cover smaller geographic areas and provide more neighborhood-level planning within unincorporated communities. Existing Community Plans include:

- Hacienda Heights Community Plan (adopted 1978)
- Rowland Heights Community Plan (adopted 1981)
- Altadena Community Plan (adopted 1986)
- Walnut Park Neighborhood Plan (adopted 1987)
- East Los Angeles Community Plan (revised and adopted 1988)
- West Athens/Westmont Community Plan (adopted 1990)
- Twin Lakes Community Plan (adopted 1991)

**Local Coastal Programs:** The California Coastal Commission (CCC) determines the final approval of projects within designated Coastal Zones, unless a local jurisdiction completes a certified Local Coastal Program (LCP). An LCP is composed of a Land Use Plan and a Local Implementation Plan.



Certified LCPs for the unincorporated areas include:

- Santa Catalina Island LCP
  - Santa Catalina Island LCP (adopted 1983)
  - Santa Catalina Island Specific Plan (adopted 1989)
- Marina del Rey LCP
  - Marina del Rey Land Use Plan (adopted 1996)
  - Marina del Rey Specific Plan (adopted 1995)

The County has one partially certified LCP:

- Malibu LCP
  - Malibu Land Use Plan (adopted 1986)
  - No local implementation program

It is anticipated that the Santa Monica Mountains LCP will be considered by the CCC in late 2008.

**Specific Plans:** In addition to the Specific Plans mentioned as part of the LCPs, Specific Plans are used for large-scale planning projects, as well as for handling sites with difficult environmental and fiscal constraints. Specific Plans allow the County to assemble land uses and implementation programs tailored to the unique characteristics of a specific site. Existing Specific Plans include:

- Canyon Park (Canyon Country, adopted 1986)
- La Vina (Altadena, adopted 1989)
- Northlake (Santa Clarita Valley, adopted 1993)
- Newhall Ranch (Santa Clarita Valley, adopted 1999)

These Specific Plans provide flexible development standards for a variety of housing types. Four Specific Plans are active with remaining capacity for development over this Housing Element planning period: Canyon Park, Northlake, Marina del Rey, and Newhall Ranch.

## RESIDENTIAL DEVELOPMENT STANDARDS

The County offers a variety of housing opportunities through its land use policies. Table 3-29 summarizes the General Plan land use designations and corresponding zoning categories that permit residential uses.

**Table 3-29: Residential Land Uses and Zoning**

Land Use Designation	Maximum Use Intensity	Implementing Zoning
Low Density	1-6 units/gross acre	RA, R1, RPD
Low/Medium Density	6-12 units/gross acre	RA, R1, RPD
Medium Density	12-22 units/gross acre	R2
High Density	22+ units/gross acre	R3, R4

The following descriptions summarize the general residential development standards in the unincorporated areas. However, specific standards may be established in a Community Standards District (CSD) or a Transit Oriented District (TOD) to respond to the unique characteristics or circumstances of a community. A CSD is a zoning overlay that provides a means of implementing special development standards and procedures contained in an adopted Neighborhood, Community, Area, LCP and/or Redevelopment Plan, or to address special problems that are unique to certain geographic areas within the unincorporated areas, such as a history of traffic congestion or the

incompatibility of land uses. All CSDs are initiated and implemented through a comprehensive community process. Currently, there are CSDs for 23 communities in the unincorporated areas. Most CSDs tend to have more restrictive development standards which, in some cases, could only be modified through the discretionary review process. However, a review of CSDs suggests that a majority of these restrictive regulations apply to single-family residential development and are intended to preserve neighborhood characteristics. For example, both the Altadena CSD and the East Pasadena-San Gabriel CSD have more restrictive regulations on setbacks, lot coverage, floor area, and height in order to deter “mansionization” occurring in older, established urban areas.

Some CSDs include building step-backs for multi-family and/or commercial zones when adjacent to single-family or residential zones, such as in the East Pasadena-San Gabriel CSD and the La Crescenta-Montrose CSD, while other CSDs include stories or height limitations for multi-family and commercial zones, including the Rowland Heights CSD, South San Gabriel CSD, Walnut Park CSD, and Willowbrook CSD.<sup>23</sup> It is important to note that the State Density Bonus Law and the Second Unit Law, which facilitate the development of affordable housing, supersede the provisions of the CSDs. A review of multi-family, mixed use, and affordable housing cases located within the CSDs in the past 3 years also suggests that most projects are reasonably able to realize the capacity of their sites.

There are also CSDs that provide incentives for multi-family and mixed use developments, such as the East Los Angeles CSD, which includes density bonuses for lot consolidation and infill development in multi-family zones, and the Florence-Firestone CSD, which includes procedural and other incentives for residential uses and mixed use development in commercial zones. TODs (discussed below), which are located around Metro transit stations, are also zoning overlays with regulatory incentives to encourage lot consolidation, transit-oriented development, and mixed use development.

### **Minimum Site Area**

Large-lot zoning is primarily located in rural or nonurban areas, or areas that are topographically impaired or environmentally sensitive. The minimum lot size (i.e., required area) in the residential zones is generally 5,000 square feet per lot, which applies to all residential zoning in the unincorporated areas. However, it is important to note that there are specific parcels in these areas with larger lot size requirements. Table 3-30 summarizes minimum lot size and lot area per unit by zone.

**Table 3-30: Minimum Site Area**

<b>Zone</b>	<b>Required Lot Area</b>	<b>Minimum Lot Area per Unit</b>	<b>Maximum Density (Units per Net Acre)</b>
RA Residential Agriculture	5,000 s.f.	5,000 s.f.	8 units
R1 Single-Family Residence	5,000 s.f.	5,000 s.f.	8 units
R2 Two-Family Residence	5,000 s.f.	2,500 s.f.	18 units
R3 Limited Multiple Residence	5,000 s.f.	1,452 s.f.	30 units
R4 Unlimited Residence	5,000 s.f.	871 s.f.	50 units
RPD Residential Planned Development	5,000 s.f. (5 acres/ development)	5,000 s.f. or to be determined by CUP	8 units or to be determined by CUP

<sup>23</sup> These considerations are factored into the adequate sites inventory, as discussed in more detail in the Resources Section of Chapter 2.

## **Floor Area**

The Zoning Ordinance requires that single-family residences be of a certain specified minimum size. Every single-family residence is required to have a floor area of not less than 800 square feet, exclusive of any appurtenant structure.

## **Maximum Height Limit**

The maximum height for all residential development is generally 35 feet, with the exception residential developments in zones R4, C3, and CM, which do not specify a maximum height limit, but permit buildings with total floor area that does not exceed 13 times the buildable area on one parcel of land. Joint live and work units and vertical mixed use developments in zones C3 and CM, pursuant to the mixed use ordinance (explained below), have a maximum height limit of 60 feet.

## **Parking**

Excess parking requirements can reduce the number of housing units that can be achieved on a given site. The County's parking requirements, however, are not considered excessive; they are similar to most communities and more lenient than some communities in Southern California. Specifically, the County's parking requirements (shown in Table 3-31) are comparable to the parking requirements mandated by the State Density Bonus law.<sup>24</sup>

**Table 3-31: Parking Requirements**

<b>Use</b>	<b>Parking Requirements per Unit</b>
Single-Family	2 covered spaces
Two-Family	1.5 covered spaces and 0.5 uncovered space
Apartment	
Bachelor	1 covered space
Efficiency or One Bedroom	1.5 covered spaces
Two or More Bedrooms	1.5 covered spaces and 0.5 uncovered space
Guest Parking	For apartment complex with more than 10 units, 1 guest parking per 4 units
Senior Unit	1 uncovered space
Second Unit	
One Bedroom	1 uncovered space
Two or More Bedrooms	2 uncovered spaces
General Provisions	Covered parking can be achieved with enclosed garage parking, carports, or other similar structures. Where 2 spaces are required per unit, tandem parking is permitted.

Furthermore, a minor parking deviation procedure is available to allow reductions in the required parking. Upon request by the applicant, the Director of Planning may consider minor deviations of the required parking of less than 30%. The Parking Permit procedure is also available to allow parking reductions of 30% or more, as well as greater design flexibility, such as compact parking spaces for apartment houses or uncovered parking for low and moderate-income housing.

<sup>24</sup> State Density Bonus On-Site Parking Standards: Studio to one-bedroom: 1 parking space; two- to three-bedroom: 2 parking spaces; four or more bedrooms: 2.5 parking spaces. These requirements include guest and handicapped parking.

## Setbacks

Setbacks are necessary to regulate health and safety. However, as setback requirements determine the buildable area on a lot, they may serve to constrain the number of housing units that can be achieved. Generally, the Zoning Ordinance allows for flexibility with respect to narrow and shallow lots (Table 3-32).

**Table 3-32: Setback Requirements**

Zone	Front	Interior Side	Corner Side	Rear
RA Residential Agriculture	20 ft.	5 ft. or 10% of average width of narrow lot, but not less than 3 ft.	10 ft. on reversed corner lot; 5 ft. on other corner lots	15 ft. or 20% of average depth of shallow lot, but not less than 10 ft.
R1 Single-Family Residence	20 ft.	5 ft. or 10% of average width of narrow lot, but not less than 3 ft.	10 ft. on reversed corner lot; 5 ft. on other corner lots	15 ft. or 20% of average depth of shallow lot, but not less than 10 ft.
R2 Two-Family Residence	20 ft.	5 ft. or 10% of average width of narrow lot, but not less than 3 ft.	10 ft. on reversed corner lot; 5 ft. on other corner lots	15 ft. or 20% of average depth of shallow lot, but not less than 10 ft.
R3 Limited Multiple Residence	15 ft.	5 ft. or 10% of average width of narrow lot, but not less than 3 ft.	7.5 ft. on reversed corner lot; 5 ft. on other corner lots	15 ft. or 20% of average depth of shallow lot, but not less than 10 ft.
R4 Unlimited Residence	15 ft.	5 ft. interior side yards where no higher than 2 stories or 5 ft. plus 1 foot for each story above 2 stories, but no greater than 16 ft.	7.5 ft. on reversed corner lot; 5 ft. on other corner lots	15 ft. or 20% of average depth of shallow lot, but not less than 10 ft.

## Residences in Industrial Zones

New residential development, with the exception of caretakers residences, has been appropriately prohibited in industrial zones in the unincorporated areas since 1960. The Zoning Ordinance allows existing legally built residences in manufacturing zones to continue indefinitely as lawful nonconforming uses, with limitations on whether and when additions or reconstruction may occur. While the actual number of such residences cannot be calculated without significant expense, field observations by zoning code enforcement staff indicate that a significant number of dwellings still exist in the industrial zones in many urban parts of the unincorporated areas.

## HOUSING TYPES

The County recognizes the need to provide a variety of housing types to meet a diversity of housing needs, particularly for persons with special needs. The following analysis reviews the County's Zoning Ordinance to evaluate potential constraints to developing housing for persons with special needs. Table 3-33 summarizes the key zoning provisions for various housing types in the unincorporated areas.

**Table 3-33: Provisions for a Variety of Uses**

	RA	R1	R2	R3	R4	RPD	A1	A2	CH	C1	C2	C3	CM	CR	CPD	M1
Single-Family	P	P	P	P	P	P	P	P	C	C	C	C	C	C	P	
Manufactured Home	P	P	P	P	P	P	P	P	C	C	C	C	C	C	P	
Two-Family			P	P	P	C			C	C	C	C	C			
Townhome	C	C	C	P	P	C	C	C	C	C	C	C	C		C	
Apartment			C	P	P				C	C	C	C	C			
Mixed Use									C/D	C/D	C/D	C/D	C/MC			
Joint Live/Work									C/D	C/D	C/D	C/D	C/MC			
Second Unit	P	P	P	P	P	P	P	P							P	
Mobile Home Park	C	C	C	C	C	C	C	C	C	C	C	C	C		C	
Adult Residential Facility (≤6)	P	P	P	P	P	P	P	P	C	C	C	C	C		P	
Adult Residential Facility (7+)	C	C	C	C	C	C	C	C	C	C	C	C	C		C	
Small Family Home	P	P	P	P	P	P	P	P	P	P	P	P	P		P	
Children Group Home (≤6)	P	P	P	P	P	P	P	P	C	C	C	C	C		P	
Children Group Home (7+)	C	C	C	C	C	C	C	C	C	C	C	C	C		C	
Homeless Shelter				D	D				C	D	D	D	D			D
Domestic Violence Shelter	D		D	D	D		D	D	D	D	D	D			D	D
P = Permitted; C = Conditional Use Permit; D = Director's Review; MC= Minor CUP; ■ (shaded box) = Not Permitted																
<b>Adult Residential Facility</b>	Any facility that provides 24-hour nonmedical care and supervision to adults as defined and licensed under the regulations of the State of California. Examples include a facility serving mentally disabled, ambulatory individuals aged 18 to 59 who reside at the facility on a voluntary basis.															
<b>Apartment House</b>	A building or a portion of a building with three or more dwelling units.															
<b>Children Group Home</b>	A facility that provides 24-hour nonmedical care and supervision to children in a structured environment with services provided at least in part by staff employed by the licensee, as defined and licensed under the regulations of the State of California.															
<b>Domestic Violence Shelter</b>	Any facility consisting of one or more buildings or structures at which specialized services are provided, including but not limited to the temporary provision of housing and food to victims of domestic violence as provided in Division 9, Part 6, Chapter 5 of the California Welfare and Institution Code.															
<b>Homeless Shelter</b>	A residential facility, other than a community care facility, operated by either a government agency or private nonprofit organizations, which offers temporary accommodations (up to 6 months) to the homeless.															
<b>Mobile Home Park</b>	Any area or tract of land where two or more sites are rented or leased, or held out for rent or lease to accommodate mobile homes and/or factory-built houses as defined in the Health and Safety Code.															
<b>Residential Care Facility</b>	Includes adult residential facilities, group homes for children, and small family homes for children, within 300 feet of any other licensed residential care facility as defined by the Health and Safety Code.															
<b>Single-Family Residence</b>	A building containing one dwelling unit, or a mobile home comprising one dwelling unit manufactured and certified under the National Mobilehome Construction & Safety Standards Act of 1974 on a permanent foundation system approved by the County engineer.															
<b>Small Family Home (Children)</b>	Any residential facility in the licensee's family residence providing 24-hour care for eight or fewer children who are mentally, developmentally, or physically disabled and who require special care and supervision as a result of such disabilities.															
<b>Townhouse:</b>	A single-family dwelling unit sharing a common wall with other townhouses on one or two sides and capable of being placed on a separate lot or parcel of land.															
<b>Two-Family Residence</b>	A building containing two dwelling units.															

**Apartments and Townhomes:** Apartments and townhomes are primarily permitted in the R3 and R4 zones but are also conditionally permitted in R1 (townhomes only) and R2 zones, as well as in certain commercial zones.

**Factory Built Housing/Modular Homes:** Factory Built Housing and/or Modular Homes meeting the State Uniform Housing Code and installed on a permanent foundation are considered regular single-family homes and permitted where single-family homes are permitted.

**Mixed Use Development:** The County allows residential uses in commercial zones with a CUP (Conditional Use Permit). On November 27, 2007, the County Board of Supervisors approved the Mixed Use Ordinance. Upon adoption, the Zoning Ordinance will permit joint live and work units and vertical mixed use developments that meet certain development standards, performance standards, and use exceptions in most commercial zones through a Director's Review, which is an administrative, staff-level procedure and does not require approval findings and public hearings.



*Affordable Housing – Playground*

**Second Units:** In 2006, the Board of Supervisors amended the Second Unit Ordinance to comply with the State law. Second units are permitted on parcels where one single-family unit exists or is concurrently proposed. The minimum floor area is 220 square feet, but the maximum floor area varies by the size of the lot, from 600 square feet for lots less than 6,000 square feet to 1,200 square feet for lots 10,000 square feet or larger. However, second units in certain areas may require a CUP if the proposed unit is located within a Very High Fire Hazard Severity Zone, or within an area not served by a public sewer system or water system. In addition, second units are prohibited on hillsides with a slope greater than 25%.

**Single-Family Residential:** Single-family homes are permitted in all residential zones and all agricultural zones. Such uses are also conditionally permitted in commercial zones.

**Two-Family Residential:** Duplexes (two-family homes) are permitted in all residential zones except R1 and RA, and conditionally permitted in Residential Planned Development (RPD).

**Mobile Homes:** The Zoning Code includes provisions for Mobile Home Permits; however, in practice, the Los Angeles County Department of Regional Planning (DRP) does not distinguish mobile homes or manufactured homes from stick-built single-family homes. The Zoning Ordinance Update Program (ZOUP) will remove these provisions from the Zoning Code. This is addressed in the programs section of the Housing Element.

**Mobile Home Parks:** Mobile home parks are conditionally permitted in all residential zones, all agricultural zones, and some commercial zones.

**Residential Care Facilities:** Adult residential care facilities for six or fewer people are considered regular residential uses and permitted where single-family homes are permitted, as well as in the Commercial Planned Development (CPD) zone. Facilities serving more than six persons are conditionally permitted in all residential zones and most commercial zones.

In all cases, adult residential facilities are required, by definition, to be licensed by the appropriate State agency (e.g., the Community Care Licensing division of Department of Alcohol and Drug Programs or Department of Social Services). There are no other local licensing requirements, such as business licenses. Unlicensed group homes, such as Sober Living Homes are not included in the definition of Adult Residential Facility and are regulated as single-

family homes if functioning as a household, or as boarding houses or lodging houses, if residents maintain separate rental agreements. Facilities are required to be 300 feet apart, as indicated by the State law.

An examination of recent case history of adult residential facilities in the unincorporated areas between 1998 and 2007 reveals the following typical conditions of approval, which are reasonable, and in many cases required by the State law:

- Buffering from residential uses, such as masonry walls and landscaping.
- Parking requirements that are correlated to a number of on-site staff (as provided in the code) plus spaces allocated for deliveries, visitors and special events.
- Curfews, prohibition of alcohol use on-site, limiting the noise levels and times of outdoor activities.
- Transporting of the residents to and from the site by the operators and for their off-site and outdoor activities to be supervised.
- CUPs are most often valid for 10 years and require annual or biannual zoning conformance inspections, while some also require signs to be posted at the perimeter of the facility with contact information for Zoning Enforcement staff and the Sheriff's Department.
- Prohibiting on-site medical care.
- Continuous licensure by the appropriate State agency.

**Small Family Homes:** Small family homes for children with disabilities are permitted by right in all residential and most commercial zones.

**Children Group Homes:** Small group homes for six or fewer children are permitted in all zones where single-family homes are permitted by right. Larger homes (for more than six children) are conditionally permitted in all residential and most commercial zones.

**Homeless Shelters:** Los Angeles County allows emergency shelters to locate by-right in the following zones: R3, R4, C1, C2, C3, CM, M1, M1 ½, M2, and M4. Defined as homeless shelters, these facilities are residential uses operated by a governmental agency or nonprofit, which provide temporary accommodations for up to 6 months per individual. Homeless shelters are subject to a Director's Review procedure in which staff ensures the proposed project is in conformance with the standards outlined in the County's Zoning Code.

The criteria used to evaluate homeless shelters include a maximum number of residents, minimum parking requirements, distancing standards and management requirements. Also, staff is required to determine whether the proposed shelter is compatible with the land uses in the immediate vicinity. The suitability is determined by evaluating the surrounding land uses for real or potential noxious uses, as well as reviewing the underlying General Plan or Community Plan land use designation to determine if similar land uses are permitted, exist in the vicinity, and if the proposed use fits the character of the designated land use category. For example, a proposal in an industrially zoned area might be denied because it could put potential residents at risk of noxious impacts, or because the underlying land use category supports research and development and light manufacturing uses and those uses could potentially locate adjacent to the proposed site, creating a hazardous environment for future residents. Also, it is important to note that planners may condition applications for by-right development of shelters in consideration of traffic impacts; to protect health, safety and general welfare; to protect adverse effects on neighboring property; and in conformance with good zoning practice.

In addition to the principles and standards above, homeless shelters are also required to comply with all of the following standards:

- There is not an over-concentration of homeless shelters in the surrounding area;
- Not more than 30 persons, exclusive of staff, will be permitted on the site, if the proposed shelter is located on a lot or parcel of land of less than 1 acre;



- The land uses and developments in the immediate vicinity of the site will not constitute an immediate or potential hazard to occupants of the shelter;
- The number and arrangement of parking spaces to be provided on the subject property are sufficient to mitigate any adverse impacts on persons or properties in the surrounding area; and
- The proposed shelter is capable of and will meet all operation and maintenance standards.

Emergency shelters are permitted in various zoning districts within the unincorporated areas. These districts are appropriate for homeless shelter facilities because they are primarily located in urbanized areas where there is easy access to public transportation and services.

In the vacant and underutilized sites analysis presented in Chapter 2, Programs and Resources, the County demonstrated its ability to accommodate its RHNA. Much of the future growth is expected to occur within underutilized properties in the high density residential and commercial zones. These underutilized sites may also potentially be used for homeless shelter development. In addition, many properties in the County's commercial and manufacturing districts contain buildings that are antiquated for purposes of modern uses. These older buildings may be adapted as homeless shelters.

**Domestic Violence Shelters:** Domestic violence shelters are permitted through a Director's Review in most residential and commercial zones.

**Transitional and Supportive Housing:** Transitional housing and supportive housing are not specifically defined in the County's Zoning Ordinance. In general, transitional housing provides stays from 6 months to 2 years and includes a service component to help residents gain independent living skills and transition into permanent housing. Supportive housing is typically referred to permanent housing with a service component. When the transitional or supportive housing is operated as group quarters, it is permitted or conditionally permitted under residential facilities. When the transitional or supportive housing is operated as regular rental apartments, it is permitted or conditionally permitted as apartments. The ZOUP will clarify this point and ensure that transitional and supportive housing is consistent with the Health and Safety Code. This is addressed in the programs section of the Housing Element.

**Single-Room Occupancy (SRO):** The County's Zoning Ordinance does not contain specific provisions for SRO units. However, similar to transitional and supportive housing, when the SRO housing is operated as group quarters, it is permitted or conditionally permitted under residential facilities. If the SRO housing is operated as apartment rentals, it is permitted or conditionally permitted as apartments. The ZOUP will define and develop standards for SROs. This is addressed in the programs section of the Housing Element.

**Farmworker Housing:** The County has three agricultural zones—Light Agriculture (A1), Heavy Agriculture (A2), and Heavy Agricultural Including Hog Ranches (A2H). The Zoning Ordinance does not directly address the placement of farmworker housing. However, single-family residential uses and second units are permitted, pursuant to the Second Unit provisions in the Zoning Ordinance, in these agricultural zones.

The County is in the process of amending its Zoning Ordinance to define farmworker and farmworker housing. In addition, the Ordinance will be amended to reflect State law on agricultural employee housing. This is addressed in the programs section of the Housing Element and Appendix F - Progress Report on Implementation of Program 43.



*Employee Bungalows in Agua Dulce*

## HOUSING FOR PERSONS WITH DISABILITIES

**Land Use Controls:** The Lanterman Development Disabilities Service Act (Sections 5115 and 5116) of the California Welfare and Institutions Code declares that mentally and physically disabled persons are entitled to live in normal residential surroundings. The use of property for the care of six or fewer persons with disabilities is a residential use for the purposes of zoning. A State-authorized or certified family care home, foster home, or group home serving six or fewer persons with disabilities or dependent and neglected children on a 24-hours-a-day basis is considered a residential use that is permitted in all residential zones.

As demonstrated in Table 3-33 and the discussions above, the County's Zoning Ordinance complies with the Lanterman Act and permits small residential care facilities (including adult and senior residential facilities, as well as small family homes) in all residential zones and most commercial zones. Facilities for more than six persons are conditionally permitted in most residential and commercial zones, as well. The County has established a 300-foot distance requirement between facilities. According to the State Department of Social Services, the unincorporated areas consist of about 75 licensed residential care facilities, with a total capacity of over 1,000 beds.<sup>25</sup>

**Definition of Family:** A restrictive definition of "family" that limits the number of, and differentiates between, related and unrelated individuals living together may illegally limit the development and siting of group homes for persons with disabilities, but not for housing families that are similarly sized or situated.<sup>26</sup>

The County's Zoning Ordinance defines "family" as:

*"...a person or persons related by blood, marriage or adoption living together as a single housekeeping unit in a dwelling unit. 'Family' shall also include a group of not more than five persons, including roomers but not servants, unrelated by blood, marriage or adoption, when living together as a single housekeeping unit in a dwelling unit."*

This definition may be viewed as restrictive/illegal and is addressed in Chapter 2, Programs and Resources.

**Building Codes:** The County's Building Code is based on State regulations with some minor amendments. The Building Code is considered to have the minimum standards for protecting public health, safety, and welfare. The new State Building Code standards, which became effective in 2008, include significant changes that affect the rating of openings and setbacks for homes and accessory structures, and may severely impact a proposed design or a new improvement. The County may consider adopting the new State Building Code but exclude requirements deemed constraining to the development and improvement of housing for persons with disabilities.

**Reasonable Accommodation:** Under State and Federal laws, local governments are required to provide "reasonable accommodation" to persons with disabilities when exercising planning and zoning powers.

Currently, the County does not have a codified or clearly described policy on providing reasonable accommodations in the context of planning and zoning. The County will adopt a reasonable accommodation ordinance to outline the scope and procedures for accommodation requests.

<sup>25</sup> Los Angeles County Community Development Commission. 2003 *Analysis of Impediments to Fair Housing Choice*, adopted December 2002, page 5-10.

<sup>26</sup> California court cases (City of Santa Barbara v. Adamson, 1980 and City of Chula Vista v. Pagard, 1981, etc.) have ruled an ordinance as invalid if it defines a "family" as (a) an individual; (b) two or more persons related by blood, marriage, or adoption; or (c) a group of not more than a specific number of unrelated persons as a single housekeeping unit. These cases have explained that defining a family in a manner that distinguishes between blood-related and non-blood-related individuals does not serve any legitimate or useful objective or purpose recognized under the zoning and land use planning powers of a municipality and therefore violates rights of privacy under the California Constitution.

## **DEVELOPMENT FEES AND ENTITLEMENTS**

While most planning entitlement fees are one-time fees, some entitlements, such as Plan Amendments, require an initial deposit upon application submittal. Supplemental deposits are required when the actual cost of processing the case exceeds the amount of the initial deposit. As the application fees for certain types of entitlements can vary, applicants may not be able to estimate the actual application cost prior to filing. Table 3-34 presents application fees for common fixed planning entitlements.

**Table 3-34: Planning Entitlement Application Fees (Partial List)**

Environmental Assessment (CEQA)	\$1,346
Site Plan Review (Residential)	\$695
Site Plan Review (Residential in Hillside Areas)	\$923
Conditional Use Permit	\$5,369
Conditional Use Permit (Significant Ecological Areas)	\$8,207
Variance	\$5,369

Unlike most fixed planning entitlement fees, application fees for tentative maps vary depending on the number of proposed lots, as well as the availability of public water and sewer service at the project location. Tentative maps also require an initial deposit and supplemental deposits when the actual cost of processing the case exceeds the amount of the initial deposit.

Other plan checking or review fees conducted by the Building and Safety Division of the Department of Public Works are based on the size of the development. Grading and landscaping permit fees are based on the volume of material handled and area to be landscaped, respectively.

### **Impact Fees**

Impact fees, which are typically assessed on a per-unit basis, are often required to fund the cost of infrastructure and other public facilities that serve new housing developments. One major impact fee is the Quimby fee. Pursuant to the Quimby Act,<sup>27</sup> "...the legislative body of a city or county may, by ordinance, require dedication of land or impose a requirement of the payment of fees in lieu thereof, or a combination of both, for park or recreational purposes as a condition to the approval of a tentative map or parcel map," subject to certain conditions. The Board of Supervisors has amended the County Subdivision Ordinance to require park fees if all or any portion of the local park space obligation for a residential subdivision is not satisfied by the existing local park space. Park fees are assessed as a condition prior to the final approval of the subdivision.<sup>28</sup> This requirement applies only to residential subdivisions and only where there are not enough parks and open space in surrounding areas. In areas that do not have enough land set aside for parks and recreation, this obligation may increase the cost of developing housing but is a cost borne Statewide. In addition, school fees, which are calculated on a per-square-foot basis, can represent one of the largest impact fees for housing developments. The County does not have the ability to amend school fees, which are established by the State. Furthermore, water connection fees are another common impact fee, which can vary as they are controlled by individual water purveyors throughout the County.

<sup>27</sup> Government Code, Section 66477

<sup>28</sup> Los Angeles County Subdivision Ordinance, Section 21.28.140

There are also a number of other impact fees required by the County. For example, the Bridge and Major Construction Fee Districts (B&T) were established by the County to finance specific highway and bridge improvements in the unincorporated areas. New developments within these Districts are levied a fee in proportion to the benefit they will receive from the improvements. The County has established the Eastside (Route 126), Bouquet Canyon, Lyons Avenue/McBean, Valencia and Castaic B&T Districts in the Santa Clarita Valley and the Lost Hills/Las Virgenes B&T District in the Parkway Calabasas area. In another example, the County requires a drainage fee to address increased storm runoff resulting from new developments in the Antelope Valley, per the Antelope Valley Comprehensive Plan of Flood Control. The drainage fee may be increased or decreased, depending on the review of the Construction Cost Index and the type and amount of development being constructed within the Antelope Valley Drainage Area.

### **Fee Comparison by Various Unincorporated Communities**

Table 3-35 presents development and entitlement fees based on three actual development projects in different geographic areas to demonstrate the differences in costs between urban areas and urban expansion areas. Certain impact fees, such as library fees, are relatively consistent throughout the unincorporated areas. However, the extent of infrastructure improvements needed may vary widely across the unincorporated areas.

A substantial portion of the unincorporated “islands” located on the Westside, in central Los Angeles, and the San Gabriel Valley are highly urbanized. Typically, the existing facilities in these urban areas, including streets, sewers, electrical and water services, schools, and fire stations, require no additional mitigation measures, such as impact fees. As a result, the cost of land development is usually less in these areas than in undeveloped “urban expansion” or rural portions of the unincorporated areas. However, the Quimby fee is an exception and tends to be higher in urban areas because it is tied to the cost of land, which is higher in urban areas.

While properties in urban areas may have lower on- and off-site improvement costs, they typically command high land costs on a per-square-foot basis due to the permitted densities and the availability of infrastructure. In contrast, properties in the urban expansion areas typically require payment of substantial development fees to provide infrastructure, services, and facilities, although the land costs may be lower.

The County recognizes the impact of such fees on affordable housing development. However, the provision of necessary infrastructure and public facilities is critical to ensure that residents of affordable housing have equal opportunity for quality housing in a suitable living environment. To mitigate the financial impacts of such fees, the County uses HOME and Community Development Block Grant (CDBG) funds to help offset cost of development for affordable housing in the unincorporated areas.

**Table 3-35: Entitlement and Impact Fees in Various Unincorporated Communities (Partial List)**

	Urban infill project in West Carson (60 units)		Urban expansion project in Antelope Valley (54 units)		Urban expansion project in Santa Clarita Valley (82 units)	
	Amount	Cost per unit	Amount	Cost per unit	Amount	Cost per unit
<b>Entitlement Fees</b>						
Tentative Map – Subdivision Application Fee <sup>29</sup>	\$19,930	\$332.17	\$35,736.00	\$661.78	\$28,369.00	\$345.96
Grading Plan Check Fees	\$9,158.00	\$152.63	\$20,052.00	\$371.33	\$67,343.00	\$821.26
Final Map Fees	\$10,675.00	\$177.92	\$22,615.00	\$418.80	\$22,950.00	\$279.88
Street Improvement Plan Check Fees	\$8,040.00	\$134.00	\$17,767.00	\$329.02	\$29,200.00	\$356.10
Sewer Improvement Plan Check Fees <sup>30</sup>	\$24,295.00	\$404.92	\$501.00	\$9.28	\$53,934.00	\$657.73
Storm Drain Improvement Plan Check Fees	\$6,151.00	\$102.52	\$5,373.00	\$99.50	\$37,044.00	\$451.76
<b>Impact Fees and Exactions</b>						
Quimby (Parks) Fees	\$203,382.00	\$3,390.00	\$20,585.00	\$381.00	\$143,756.00	\$1,753.00
Library Facilities Mitigation Fees	\$45,960.00	\$766.00	\$40,122.00	\$743.00	\$62,730.00	\$765.00
School Fees <sup>31</sup>	\$438,649.20	\$7,310.82	\$472,500.00	\$8,750.00	\$754,400.00	\$9,200.00
Bridge & Major Thoroughfare Fees	N/A	N/A	N/A	N/A	\$278,800.00	\$3,400.00
Antelope Valley Drainage Fees	N/A	N/A	\$297,000	\$5,500	N/A	N/A
Sewer Maintenance, Annexation, Sanitation District Fees <sup>32</sup>	\$0 - \$132,000	\$0 - \$2,200	\$0 <sup>33</sup>	\$0	\$0 - \$180,400	\$0 - \$2,200

<sup>29</sup> Subdivision application fee includes a \$5,000 initial deposit to the Department of Regional Planning. Supplemental deposits may be required when actual processing cost exceeds the amount of initial deposit.

<sup>30</sup> Fees vary according to the development requirements. Fees may also increase in developed areas in which the existing sewer capacity needs to be upgraded.

<sup>31</sup> Based on the following 2007 fee rate: West Carson project: \$4.18 per sq. ft. (Los Angeles Unified School District); Antelope Valley project: \$3.50 per sq. ft. (Acton Agua Dulce Unified School District); Santa Clarita Valley project: \$3.68 per sq. ft. (Castaic Union Elementary School District).

<sup>32</sup> Sewer impact fees vary depending on the actual improvement that is required and if the project needs to be annexed into a sewer maintenance district. If a project is on private septic tank then there is no sewer impact fee.

<sup>33</sup> Assumed to be on private septic tank system.

## LOCAL PROCESSING AND PERMIT PROCEDURES<sup>34</sup>

### General Procedures

The review process for discretionary projects in the unincorporated areas is governed by several advisory and decision-making bodies:

- Significant Ecological Areas Technical Advisory Committee (SEATAC)
- Environmental Review Board (ERB)
- Subdivision Committee
- Department of Regional Planning (DRP) Hearing Officers
- Regional Planning Commission (RPC)
- Board of Supervisors

Depending on the project and where it is located, some or all of these groups may review a project.

The general procedures described as follows apply to the following types of applications: General Plan Amendments, Tentative Tract Map, Tentative Parcel Map, Conditional Use Permits (CUP), Zone Changes, Variances, Development Agreements, Coastal Development Permits, Discretionary Housing Permits and Parking Permits.

1. Applicants generally start the permitting process by obtaining general zoning and application information at the Land Development Coordinating Center. To assist applicants who are interested in filing a subdivision application, the County established the interdepartmental Land Development Coordinating Center “One-Stop” for counseling on proposed subdivision projects. Applicants are highly recommended to contact the Land Development Coordinating Center for this counseling before beginning the subdivision application process. Depending on the nature of the proposed project, additional materials for the application may be required.
2. Applicants make an appointment to submit the completed application and documentation package to the Land Development Coordinating Center. A planner reviews the materials to ensure completeness. All projects subject to a discretionary review require an initial study/environmental assessment in accordance with the California Environmental Quality Act.
3. The Hearing Officer or Regional Planning Commission conducts the public hearing upon completion of the above requirements. The DRP sends the applicant and other interested parties legal notification of the public hearing.

### Processing Procedure by Case Type

The time and financial cost of land investments during the development permit process can contribute significantly to housing costs. Generally, the time required for processing a typical development varies depending on the size and complexity, as well as the location of the project. The County has developed a handbook and an interpretation manual to help residents and developers navigate through the process.

Developments that require a discretionary review, such as a subdivision, a plan amendment, or zone change, will normally take at least a year to process. If an Environmental Impact Report is required, the processing time is increased. In sharp contrast, for cases in which the development is permitted “by-right,” such as apartment houses in R-3 and R-4 zones, the processing time is markedly less as no discretionary review is required; only site plan approval

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<sup>34</sup> The following is an overview of the County’s permit processing procedures. Detailed specifics in the *Applicant’s Guide to Development and Permit Processing* prepared by the Department of Regional Planning. The Guide can be accessed at the following URL - [http://planning.lacounty.gov/doc/plan/applicants\\_guide.pdf](http://planning.lacounty.gov/doc/plan/applicants_guide.pdf).



is required. The processing time for site plan reviews is approximately 6 to 8 weeks, as measured from the date of a complete application. The following provides a summary of processing procedures by case type:

**General Plan Amendments/Zone Changes:** A public hearing before the RPC is required, and upon recommendation by the RPC, is referred to the Board of Supervisors for final decision. Proposed plan amendments and zone changes that are denied by the RPC do not go before the Board unless they are appealed. If the Board's decision is different from the RPC's recommendation and contemplates an alternative not discussed by the Commission, the case is referred back to the RPC for further comments before the decision is finalized by the Board.

**Conditional Use Permit (CUP):** A CUP requires a public hearing before the Hearing Officer or the RPC. Appeals of an action or part of an action by the Hearing Officer are presented to the RPC and any appeals of an RPC decision are presented to the Board of Supervisors. The Hearing Officer or the RPC may impose certain conditions to ensure that the approved proposal will be in accordance with the findings.

The following are specialized CUPs that apply to residential development:

- **Significant Ecological Areas (SEA) CUP:** Prior to the issuance of a building or grading permit, approval of a minor land division or subdivision, or commencing any construction or expansion on a lot containing an SEA, a CUP is required. The intent is to protect natural resources contained in the SEAs, as shown in the General Plan, from incompatible development that may have the potential for environmental degradation or destruction of life and property. Individual single-family residences are exempt from this CUP requirement.



*Poppy Preserve in Antelope Valley*

For all SEA CUP applications, applicants must submit a Biological Constraints Analysis and a Biota Report that are prepared by a biologist

selected from the Regional Planning's Certified List of Biologists. The analyses and reports are reviewed by the Significant Ecological Areas Technical Advisory Committee (SEATAC), which consists of seven members from the private and public sectors with a wide range of expertise. Members are appointed by the Planning Director. At the conclusion of its review, the SEATAC can approve the report, recommend biota report changes, or make recommendations regarding project design. The SEATAC must make a recommendation on each project by the completion of their third review for the project. The applicant may elect to have a public hearing without a recommendation from the SEATAC.

- **Hillside Management Area (HM) CUP:** HMs are defined as any area with a natural slope of 25% or more. A CUP is required if the development in the urban HMs is set at a density exceeding the midpoint of the "density range" established by the respective Community or Specific Plan. If no such plan is adopted, the density range is established by the Countywide General Plan Land Use Element. In addition, a CUP is required for any development with a natural slope of 25% or more in a nonurban HM when the proposed density exceeds the low-density threshold. Individual single-family residences are exempt from this CUP requirement.
- **Residential Planned Development (RPD) Zones CUP:** The RPD zone was established to promote residential amenities beyond those expected under conventional development, to achieve greater flexibility in the design of residential development, and to encourage well-planned neighborhoods by allowing for a mixing



of residential uses. RPD zones allow for mixtures of single-family, two-family, and multi-family residential structures in the same zone.

Since most cases of residential planned development include the processing of a subdivision request, the requirement of a CUP in the RPD zone does not appear to unduly add to the case processing time.

- **Development Program (DP) CUP:** The Development Program is established to provide a zone in which development occurring after a property has been rezoned will conform to plans and exhibits submitted by the applicant, where such plans and exhibits constituted a critical factor in the decision for the approval of the rezoning. Adherence to such development plans is ensured by the requirement of submission and approval of a CUP, which requires the applicant to provide the necessary safeguards to ensure completion as specified.

**Minor Conditional Use Permit:** A minor CUP entails a notice of application to addresses located within a 300-foot radius and other interested parties. The notice describes the project and indicates that any individual may request a public hearing on the application by filing a written request within 15 days of the receipt of the notice. Unless two or more requests for a public hearing have been filed with the Director, the project can be approved through a Director's Review. The Director's decision can be appealed to the Hearing Officer, and the Hearing Officer's decision can be appealed to the RPC.

**Variances:** A variance application requires a public hearing. To be approved, the findings need to substantiate the following:

1. Because of certain circumstances or exceptional characteristics applicable to the property, the Zoning Ordinance deprives the owner of privileges enjoyed by other landowners in the area;
2. The adjustment granted will not create a special privilege inconsistent with the limitations upon other properties in the zone where the subject property is located;
3. The application of the zoning regulations as they apply will result in difficulties that are inconsistent with the purpose of such regulations; and
4. Such adjustment will not be materially detrimental to public health, safety, or general welfare, or to the use, enjoyment, or valuation of property or of other persons located in the vicinity.

**Housing Permits:** A Housing Permit is established to facilitate the increased production of affordable housing and senior housing through the implementation of the County's Density Bonus ordinance. The Housing Permit specifies the proportion and number of affordable or senior housing units, length and level of affordability, density bonus granted, and incentives requested, among other pertinent information.

**Coastal Development Permit:** This permit was established to ensure that all development within the coastal zone conforms to the policies of the Los Angeles County Local Coastal Program Land Use Plans and the implementation programs.

In addition to the preliminary steps outlined earlier for all development applications, a public hearing before the Hearing Officer or the RPC is required if the permit is appealable to the CCC. If the permit is not subject to appeal to the CCC, then a public hearing is not necessary and the Planning Director approves or denies the project.

**Tentative Tract Maps:** After the initial filing, tentative tract maps are reviewed by the Subdivision Committee.<sup>35</sup> Any unresolved technical issues are usually addressed at this stage. Upon completion of the Environmental Review and Subdivision Committee proceedings, the case is set for public hearing before the Hearing Officer or the RPC, concurrent with other associated cases if applicable. If there is an associated legislative action, such as a zone change or plan amendment, the tentative tract map must be heard by the RPC before ultimately being heard by the Board of Supervisors. At the public hearing, the Hearing Officer or the RPC approves or denies the tentative tract map based on the testimony, Subdivision Committee recommendations, the mandates of the Los Angeles County Subdivision Ordinance, the State Map Act, General Plan consistency, Zoning and general planning practices. Anyone who is dissatisfied with the decision made by the Hearing Officer or the RPC may file an appeal to the next higher decision-making body (the RPC or the Board of Supervisors, respectively) within 10 days of the action. If the tentative tract map is approved and no appeal is filed, a final map must be recorded with the County Clerk to complete the subdivision. Any necessary improvement bonding should be completed between the subdivider and appropriate departments prior to the final map recordation. Once all of the conditions of the Subdivision Committee departments have been met, the Department of Public Works files the final map with the County Clerk.

**Tentative Parcel Maps:** The processing and appeal procedure for a tentative parcel map is essentially the same as the procedure mentioned above for a tentative tract map. In most cases, the public hearing for a tentative parcel map is held before the Hearing Officer. However, the tentative parcel map must be heard by the RPC if there is an associated legislative action, such as a zone change or plan amendment, before ultimately being approved by the Board of Supervisors. Once the tentative parcel map is approved and no appeal is filed, either a final map or a parcel map waiver may be processed to complete the subdivision. However, since improvements are often required, most projects are not eligible to obtain a parcel map waiver, and the applicant must have a final map recorded to complete the subdivision.

**Site Plan Review:** A site plan review is an administrative, staff-level procedure for permitted uses in the Zoning Code and does not require a public hearing. For example, in the R3 and R4 zones where apartments are permitted, staff follows a checklist to verify that the proposed apartments are in compliance with the development standards, such as setbacks and height limits in the R3 and R4 zones, and no approval findings are required.

**Director's Review:** Director's Review is an administrative, staff-level procedure for uses subject to a Director's Review in the Zoning Code and does not require a public hearing. For example, upon adoption of the Mixed Use Ordinance, joint live and work units and vertical mixed use developments will be permitted in commercial zones through the Director's Review. The staff will follow a checklist to verify that the proposed joint live and work units or vertical mixed use developments comply with the use exceptions, development standards, and performance standards set forth in the Mixed Use Ordinance.

**Zoning Conformance Review (ZCR):** A ZCR is a streamlined, staff-level procedure that applies to relatively straightforward and minor projects and does not require a public hearing. ZCRs do not apply to projects within CSDs, with environmental issues, or other factors that would constitute additional review.

## ON- AND OFF-SITE IMPROVEMENTS

According to the County's Subdivision Ordinance, improvements are not required as a condition of project approval for minor land divisions (parcel maps - four or less lots), if the existing systems and improvements have been deemed adequate to serve adjacent developed parcels, unless such improvements are necessary to serve the project or to be consistent with the General Plan. In addition, no improvements are required when all lots shown on a parcel map of a minor land division have a gross area of 5 acres or more and are within a single-family residential or agricultural zone, or within a desert-mountain zone and used for residential or agricultural purposes.

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<sup>35</sup> The Subdivision Committee consists of staff representing the Departments of Public Works, Regional Planning, Public Health, Fire, and Parks and Recreation.

In existing urban areas where development has already occurred and for minor land divisions, there are likely to be very few site improvement requirements. In such cases, the costs of on- and off-site improvements do not serve as constraints on development. However, in urban expansion areas, such as the Santa Clarita Valley and new major subdivisions, the need to provide infrastructure may increase the cost of new housing. Lower land prices in the Santa Clarita Valley and Antelope Valley can help offset some of the costs. In addition, the County often provides incentives to affordable housing developers in the form of reduced parking requirements, filing fees, and others.

In general, the following improvements are required of all major subdivisions:

**Street Right-of-Way Width Requirements:** Developers must provide a minimum of 24 feet of off-site pavement to the subdivision. The following are required street right-of-way widths for various types of streets in major subdivisions, as defined by the County's Subdivision Ordinance:

Cul-de-sacs (up to 700 ft.)	58 ft.
Cul-de-sacs (more than 700 ft. in length)	60 ft.
Local streets	60 ft.
Collector streets	64 ft.
Limited secondary highways	64 ft. and 80 ft. for future streets
Parkways	80 ft. (minimum)
Secondary highways	80 ft.
Major highways	100 ft.
Expressways	180 ft.

For industrial/commercial collector streets:

Cul-de-sacs (up to 500 ft.)	66 ft.
Collector streets	84 ft.

**Sidewalk Requirements:** In general, where lots in a subdivision are smaller than 15,000 square feet, developers are required to install sidewalks of no less than 4 feet wide:

- On both sides of entrance and collector streets;
- On both sides of loop, interior, and cul-de-sac streets;
- Along one side of service roads adjacent to abutting lots;
- Along highways shown on the County's Highway Plan where no service road is provided; and
- Along highways shown on the Highway Plan where necessary to provide for the safety and convenience of pedestrians.

**Street Lighting Requirements:** Street lights are required in most major subdivisions where lots are less than 40,000 square feet in size.

**Curbs and Gutters:** Curbs and gutters are required in subdivisions with lots less than 20,000 square feet in size.

**Water and Sewer Connections:** Water systems are not required if lots are at least 5 acres in size, even in major subdivisions; well water may be used instead. If lot sizes are at least 1 acre in size, septic systems are deemed adequate in providing sewer services.

**Circulation Improvements:** Developers are required to provide on-site improvements in the form of direct dedications needed for access and circulation for the development. In designated Bridge and Thoroughfare Districts, developers may also be required to pay an impact fee to offset the cost of constructing bridges over waterways, railways, freeways, and canyons, and/or constructing major thoroughfares. Mitigation measures are only required if level of service falls below level B.

**Rural Communities Requirements and Waivers:** In rural areas where subdivisions contain lots larger than 20,000 square feet in size, there are no requirements for curbs, gutters, and sidewalks. Street lighting may or may not be required and is determined on a case-by-case basis.

**Other General Exemptions:** In subdivisions with lots larger than 20 acres and some with lots larger than 10 acres in size, requirements for improvements may be waived.

### LIMITED RESIDENTIAL REDEVELOPMENT ACTIVITIES

Redevelopment in the unincorporated areas, which is overseen by the Los Angeles County CDC, focuses on neighborhood revitalization efforts, including housing and related nonresidential economic development projects. There are five redevelopment project areas in the unincorporated areas:

- **Willowbrook Community Redevelopment Project Area:** The Willowbrook Community Redevelopment Project Area was adopted on October 16, 1977, and amended in 1991 and 1994. The Project Area is composed of approximately 365 acres, generally bounded on the north by Imperial Highway, on the south by El Segundo Boulevard, on the west by Compton Avenue, and on the east by Willowbrook Avenue. The Redevelopment Plan contains various land uses including residential, commercial, and public/quasi public. The CDC anticipates constructing 80 affordable units in this Project Area on CDC-owned land during the 2004-2009 implementation period.
- **Maravilla Redevelopment Project Area:** The Maravilla Redevelopment Project Area was adopted on February 20, 1973. The Project Area is composed of approximately 214 acres and is generally bounded on the north by Floral Drive, on the south by Third Street, on the west by Ford Boulevard, and on the east by Mednik Avenue. The Redevelopment Plan contains various land uses including residential, commercial, and public/quasi public. There is no housing construction activities anticipated within this Project Area.
- **East Rancho Dominguez Redevelopment Project Area:** The East Rancho Dominguez Project Area was adopted on June 26, 1984. The Project Area is located on a 58-acre portion of unincorporated East Compton, of which 35 acres are net land and the remaining 23 acres are public rights-of-way. The Project Area runs generally along Atlantic Avenue from Alondra Boulevard to the City of Compton and along Compton Boulevard from Harris Avenue to Williams Avenue. The CDC anticipates constructing 69 affordable units in this Project Area during the implementation period.
- **West Altadena Community Redevelopment Project Area:** The West Altadena Redevelopment Project Area was adopted on August 12, 1986. The Project Area is located in the northeast sector of the Los Angeles Basin within the larger Altadena area. The community of Altadena surrounds the Project Area on the north and the City of Pasadena lies to the south. The Project Area boundaries encompass about 80 acres, approximately one-quarter of which are public rights-of-way. The Project Area contains various land uses including residential, commercial, and public/quasi public. As part of the Lincoln Crossing project in the West Altadena Project Area, 88 residential units are anticipated during the implementation period.
- **Whiteside Redevelopment Project Area:** The Whiteside Redevelopment Project Area in unincorporated East Los Angeles was adopted on October 17, 2006. The Project Area is composed of approximately 171 acres and is generally bounded on the north by Worth Street, on the south by Whiteside Street/San Bernardino Freeway, on the west by Indiana Street, and on the east by Eastern Avenue. The Redevelopment Plan contains various land uses including residential, commercial, and public/quasi public. The Redevelopment Plan provides for the orderly development of increased community access to business and retail services and employment opportunities.

The Redevelopment Plan also provides for the anticipated merger of the Whiteside Redevelopment Project Area with the Community Redevelopment Agency of the City of Los Angeles' Adelante Eastside

Redevelopment Project Area, which will form a larger “Biomed Tech Focus Area.” The goal of this County/City partnership would be to facilitate development and new job growth opportunities in the burgeoning field of biomedical research and related technology manufacturing.

Of the five active Redevelopment Project Areas, only the East Rancho Dominguez, Willowbrook, and West Altadena Project Areas envision residential development as a component of future activities. Overall, the scale of residential development is limited due to lack of available land, land use compatibility, and overall Redevelopment Plan objectives.

### CONSTRAINTS TO HOUSING IN THE COASTAL ZONE

The State law requires that new residential development within the Coastal Zone provide housing opportunities for low- and moderate-income households, where feasible. Furthermore, the law requires the replacement of low- and moderate-income dwelling units that are demolished or converted to other uses.<sup>36</sup>

The unincorporated areas within the Coastal Zone include the Santa Monica Mountains, Marina del Rey, and Santa Catalina Island (excluding the City of Avalon).<sup>37</sup>



*Coastal Zone Housing*

Under the California Coastal Act, projects within the Coastal Zone are subject to final approval by the CCC, unless a local jurisdiction has a Local Coastal Program (LCP) certified by the CCC. An LCP is composed of a Land Use Plan (LUP) and a Local Implementation Program (LIP). Two unincorporated coastal communities, Santa Catalina Island and Marina del Rey, have certified LCPs. The land use decisions for the Santa Monica Mountains Coastal Zone are guided by the Malibu LUP, with final approval subject to the CCC. A planning program is underway to update the existing LUP and prepare an LIP with the goal of attaining a fully certified LCP for the Santa Monica Mountains. The Board of Supervisors recently conducted public hearings and approved the draft LCP for the Santa Monica Mountains. It is anticipated that the Santa Monica Mountains LCP will be considered by the CCC in late 2008.

Because of the physical terrain of the Santa Monica Mountains and Santa Catalina Island, housing is generally difficult to develop in either area. As of 2007, new residential development within the Santa Monica Mountains Coastal Zone has been limited by the adopted Malibu LUP to a cap of 6,582 units. The County has determined that restrictions posed by steep slopes; infrastructure constraints such as limited water, sewer, and roadways; numerous natural hazards; and exorbitant land costs make it infeasible to provide low- or moderate-income housing in certain parts of the Malibu/Santa Monica Mountains area. The Santa Catalina Island LUP makes provisions for the development of employee housing (primarily for low- and moderate-income units) in conjunction with future development at Two Harbors and other sites. The plan requires the replacement of any demolished employee housing units near the City of Avalon. No employee housing has been demolished within the Santa Catalina Island Coastal Zone.

Affordable housing opportunities within the Coastal Zone are focused in Marina del Rey. The Marina del Rey LUP provides for 225 units to be built and reserved for senior citizens. To date, 28 affordable housing units have been constructed in Marina del Rey, with another 50 affordable units under construction, 101 affordable units approved, and 144 affordable units in planning. The total number of affordable units provided in Marina del Rey exceeds the 225 units projected, and affordable units are provided for both seniors and families. The affordable housing policy for Marina del Rey is currently being amended to further clarify the affordable and replacement requirements.

<sup>36</sup> Government Code Section 65590 (Mello Act).

<sup>37</sup> The Los Cerritos Wetlands area was annexed to the City of Long Beach in December 1997.

## INCENTIVES

To mitigate the impacts of government policies, rules, and regulations on the development and improvement of affordable housing, the County offers a number of regulatory incentives.

### Density Bonuses

In August 2006, the County amended its Zoning Ordinance to reflect the amended State Density Bonus Law under Section 65915 of the Government Code. Consistent with the State law, the County's Density Bonus Ordinance offers density bonuses and waivers or modifications to development standards for senior citizen housing developments or housing developments (minimum size five units) that set aside a portion of the units for low- and moderate-income households. In addition, the Ordinance offers incentives for housing developments that set aside a portion of the units for low- and moderate-income households.

In addition, the County offers a density bonus for small infill projects, not covered under State law requirements, if they participate in the County's Infill Sites Utilization Program. For small residential projects of two to three units, an additional bonus unit can be granted. Table 3-36 summarizes the density bonus provisions.

**Table 3-36: Density Bonus Provisions**

<b>Income Group</b>	<b>Minimum Set-Aside of Affordable Units</b>	<b>Bonus Granted</b>	<b>Each Additional 1% adds:</b>	<b>Maximum</b>
Very Low Income	5%	20%	2.5%	35%
Lower Income	10%	20%	1.5%	35%
Moderate Income (Common Interest Development Only)	10%	5%	1.0%	35%
Senior Citizen Housing Development	100% <sup>1</sup>	20%	--	20%
Land Donation (very low-income projects only)	10%	15%	1.0%	35%
County Infill Sites Program (projects of two to three pre-bonus units)	NA	1 unit	NA	1 unit

<sup>1</sup> Affordability is not a requirement for senior housing to qualify for a density bonus.

Furthermore, the County Density Bonus provisions include two discretionary procedures—the Senior Citizen Housing Option and the Affordable Housing Option—for qualifying projects that request density bonuses and/or incentives that go beyond the State Density Bonus provisions.

Developers are also entitled to certain incentives to help mitigate the cost impacts of providing affordable and senior housing. The Zoning Ordinance specifies the menu of incentives, which includes reduced setbacks, increased heights and number of stories, reduced parking, reduced minimum lot sizes and lot width, additional density increases, and fee waivers.

### Transit Oriented Districts

A Transit Oriented District (TOD) is a zoning overlay for areas near Metro transit stations that promotes transit-oriented and pedestrian-oriented development to increase transit use, manage traffic congestion, and improve air



quality. To achieve these goals, the following TODs are established to create and apply unique development standards and case processing procedures to geographic areas within an approximately 0.25- to 0.5-mile radius around Metro transit stations in the unincorporated areas (see Table 3-37):

- Blue Line TODs
  - Slauson Station TOD
  - Florence Station TOD
  - Firestone Station TOD
  - Imperial Station TOD
- Green Line TODs
  - Vermont Station TOD
  - Hawthorne Station TOD

In addition, to encourage infill and transit-oriented development, the County offers a 25% fee reduction for Site Plan Reviews and a 50% fee reduction for CUPs for projects within the County's established Transit Oriented Districts.

### **Fee Exemptions for Affordable Housing Developers**

To help reduce the costs of housing development due to governmental policies and regulations, the County waives certain fees for affordable housing. Specifically, nonprofit developers of lower-income and/or very low-income housing are exempted from planning and zoning fees or deposits for their project. For-profit developers are also exempt from the payment of planning and zoning fees or deposits as long as the projects have 100% affordable units for very low- or lower-income households and the developers have requested the fee waiver as an incentive eligible under the Density Bonus Ordinance. Furthermore, subdivision fees and deposits are waived for nonprofit developers of lower- and/or very low-income housing.

### **Streamlining Efforts**

The County has continued to improve the streamlining of case processing through ordinance amendments and increased automation. To assist applicants in navigating through the County's development processing, the County created a user-friendly *Applicant's Guide to Development and Permit Processing* that details the steps involved in processing various types of permits. Knowledge of the County's process for project approval is an important step in avoiding costly delays.

To streamline the preapplication consultation effort for potential land division projects, the County also provides an interdepartmental "one-stop" counseling session, in which representatives from the DRP, Los Angeles County Department of Public Works (DPW), and Fire Department provide information on County regulations and requirements to potential property subdividers. As this interdepartmental coordination effort has been beneficial to applicants, the County may consider expanding this service to cover other non-land division projects in the near future.

When appropriate, the County uses the ministerial approval process for certain types of permits, such as site plan reviews for qualifying second units. Concurrent processing of related land use applications also helps reduce delays. Furthermore, the County places public notices and documents to be reviewed on the Internet and posts information on County procedures on how to obtain CUPs, general plan amendments, zone changes, etc.



**Table 3-37: Transit Oriented District – Special Development Standards**

<b>District</b>	<b>Minimum Floor Area</b>	<b>Maximum Height</b>	<b>Minimum Front Setback</b>	<b>Minimum Side Setback</b>
Basic TOD (all districts)	<p>C2: Total gross mixed use floor area not to exceed 3 times the total net area of the parcel. Residential portion at least 33% of gross floor area.</p> <p>C3: Total gross mixed use floor area not to exceed 3 times the total net area of the parcel. Residential portion at least 2 times net parcel area.</p>	N/A	<p>R2 and R3: Not more than 25% of the required front yard setback used for vehicle access or storage.</p> <p>C2: Structures may be constructed on the front property line or set back up to 10 ft. if display, landscaping, outdoor dining, and street furniture are provided within the setback area.</p>	N/A
Blue Line TOD	<p>C2, C3, and CM: 50% of floor space of 1-story mixed use structure must be devoted to commercial uses.</p> <p>C3 and CM: 100% of ground floor space of a multi-story mixed use structure must be devoted to commercial uses.</p> <p>CM: Residential portion of mixed use building must constitute at least all floor area exceeding 1.8 times total net lot area.</p>	<p>R4: 40 ft.</p> <p>C2: Mixed use = 45 ft.</p> <p>C3: Mixed use = 60 ft.</p>	<p>R2: 10 ft.</p> <p>R3: 10 ft.</p> <p>R4: Not more than 25% of the required front yard setback used for vehicle access or storage.</p> <p>CM: Structures may be constructed on the front property line or set back up to 15 ft. if display, landscaping, outdoor dining, and street furniture are provided within the setback area.</p>	<p>R2, R3, and R4: Interior side yard setback may be reduced for 5 ft. to 0 ft. subject to yard modification procedure provided the minimum distance from building on adjoining lot is 10 ft.</p>
Green Line TOD	N/A	<p>C3: 35 ft. if residential portions constitute less than 33% of floor area in a mixed use building, or 45 ft. if residential portions constitute minimum 33% of floor area in a mixed use building</p>	<p>C2 and C3: Structures may be constructed on the front property line or set back up to 10 ft. if display, landscaping, outdoor dining, and street furniture are provided within the setback area.</p>	N/A

**Table 3-37 (continued)**

<b>District</b>	<b>Maximum Lot Coverage</b>	<b>Parking</b>	<b>Other</b>
Basic TOD (all districts)	R2 and R3: 50%	N/A	R3 zone can get additional density bonuses for infill development and lot consolidation subject to director's review. (Infill gets additional 25%; lot consolidation varies, is subject to provisions of amenities.)  Mixed use allowed in C2 and C3 zones with director's review.
Blue Line TOD	CM: 80%	40% reduction  60% reduction specified commercial uses	C2 and C3: Single-family residences, two-family residences, and apartment houses are permitted subject to director's review.  CM: Single-family residences, two-family residences, apartment houses, and mixed commercial/residential developments are permitted subject to director's review.
Green Line TOD	N/A	25% parking reduction for specified commercial uses  5% parking reduction for any commercial use when open leisure areas are provided  For multi-family structures must be located in the rear of the housing development	R2 zone can get additional density bonuses for infill development and lot consolidation subject to director's review. (Infill gets additional 25%; lot consolidation varies, is subject to provisions of amenities.)  Entire ground floor area shall be devoted to commercial uses in mixed use projects and no retail is permitted on floors other than the ground floor.

N/A = Not Applicable

TOD = Transit Oriented District

## **ENVIRONMENTAL AND SAFETY CONSTRAINTS**

The unincorporated areas consist of a highly diverse topography, with a variety of environmental hazards and invaluable natural resources that may constrain the development of affordable housing.

In general, the terrain in Los Angeles County can be classified in broad terms as being 25% mountainous; 14% coastal plains; and 61% hills, valleys, or deserts.

### **HILLSIDES AND SLOPES**

The topography in the mountainous portions of the unincorporated areas serves as a constraint to residential development. In the mountainous areas, the topography is generally rugged with deep v-sloped canyons, which are not conducive to any kind of development.

Hillsides exist in both urbanized and rural parts of the County, ranging from the gently rolling hills of the San Jose Hills and Acton/Agua Dulce areas, to the sharply steep hillsides of the San Gabriel Mountains, Santa Monica Mountains, and View Park/Ladera Heights. Development on such terrain necessitates severe grading and land modifications, which significantly add to the cost of development. Development restrictions apply to all hillsides, but the principal areas of the County affected are the Santa Clarita Valley, Santa Monica Mountains, and the foothills of the San Gabriel Valley. Allowable development density and standards in these areas are governed by the Hillsides Performance Review Procedures in the County's Land Use Element and Zoning Ordinance. In addition, the County's Building Code adopted additional requirements for houses built on steep hillside slopes to mitigate potential earthquake hazards.

### **FIRE HAZARDS**

Many parts of the County are susceptible to wildland and urban fires because of hilly terrain, dry weather conditions, and the nature of the plant cover. The principal vegetative cover of upper mountain areas consists of various species of brush and shrubs, known as chaparral. Chaparral is extremely flammable and extensive burns to this mountain vegetation frequently occur during dry weather, accompanied by high winds. The intensity of development, the size of the potentially affected population, and the difficulties of containment result in high and extreme fire risks in many of the unincorporated areas. To reduce the risk, new developments in Very High Fire Hazard Severity Zones (delineated by the Fire Department) are required to comply with certain regulations related to design and mitigation.



*Housing in the Santa Monica Mountains*

### **FLOODING AND MUDFLOWS**

In hillside areas, large-scale fires can eliminate a significant amount of native vegetation that would normally prevent erosion, thereby making nearby residential developments vulnerable to mudflows and landslides.

The Federal Emergency Management Agency (FEMA) and the County DPW have identified a number of areas in the County exposed to 100-year floods and the mudflow hazards associated with heavy rainfall. In an effort to protect such areas from these hazards, the County maintains a rigorous development review process that imposes appropriate development and building standards, including engineering and grading, and mitigation measures on both new and remodeled structures. DPW is also active in maintaining multi-use flood control and water conservation facilities.

## **SEISMIC HAZARDS**

Within Los Angeles County, there are over 50 active and potentially active fault segments, and an undetermined number of buried faults, which are potentially capable of producing damaging earthquakes.

In 1990, the State legislature passed the Seismic Hazards Mapping Act, which requires the State Division of Mines and Geology (DMG) to prepare new Seismic Hazard Zone Maps showing areas where liquefaction or earthquake-induced landslides have historically occurred or where there is a high potential for such occurrences. The purpose of the maps is to help reduce and, where feasible, mitigate earthquake hazards in new construction. The County is required to use the maps in the regulatory process to mitigate the potential danger and high costs of such events.

Larger residential developments within seismic hazard zones require a special geotechnical review before project approval. Construction is not prohibited in these areas, but stricter standards may be requested as part of the geotechnical review and approval process.

## **NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) REQUIREMENTS**

The municipal storm water NPDES permit issued to Los Angeles County and 85 cities by the Los Angeles Regional Water Quality Control Board on July 15, 1996, required the development and implementation of a program addressing storm water pollution issues in development projects. DPW began implementing this program on July 30, 1999. All development projects needing discretionary approval and falling into certain types of development as determined by DPW are required to submit a drainage concept and storm water quality plan.

In terms of residential development, the types of proposed projects that would require NPDES plans are any home subdivision over 10 units and hillside-located single-family dwellings. The cost of creating these plans and implementing mitigation measures adds to the cost of developing such housing.

## **SIGNIFICANT ECOLOGICAL AREAS (SEAs) AND ENVIRONMENTALLY SENSITIVE HABITAT AREAS (ESHAs)**

In addition to the environmental constraints posed by fire, floods, and earthquakes, the protection of ecological resources and sensitive habitat areas also presents constraints to housing development.

In areas designated as containing biological resources that are ecologically significant (SEA), the County has created a special development review process to ensure compatibility between the development and the SEA. An adequate biotic analysis of the SEA and affected portions must accompany any development permit applications, including zoning, land division, building, and grading permit requests and be reviewed by the Significant Ecological Area Technical Advisory Committee (SEATAC) in addition to review by the Regional Planning Commission (RPC).

Residential development in an ESHA is prohibited by the Coastal Act. Under the California Coastal Act, ESHAs are designated areas in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and are sensitive to human activities and developments. In the Santa Monica Mountains portion of the County, ESHA types include unique riparian areas, streams, woodlands, grasslands, savannas and wetlands.

Any unmapped areas that meet these criteria and that are identified through the biotic review process or other means, and any areas that contain plants or animal species listed by either the Federal or State government as endangered, threatened, proposed endangered/threatened, or species of concern are designated as ESHAs.

## **OAK TREE PROTECTION**

The Oak Tree Ordinance protects native mature oak trees. Enacted in 1982, this ordinance specifically prevents oaks of a certain diameter from being cut down, removed, or transplanted without the issuance of a permit. The ordinance also establishes a minimum replacement requirement of two oak trees for each tree that is cut down.

The oak tree provision may substantially add to the cost of housing development since it requires additional arborist reports and possible mitigation measures, and may increase case processing time.

### **AIRPORT INFLUENCE AREAS**

The Airport Land Use Influence areas are established to ensure compatibility between uses surrounding the County's airports. Within these areas, certain land use decisions are subject to review by the Airport Land Use Committee (ALUC). The Los Angeles County ALUC is unique within the State, as the Regional Planning Commission for Los Angeles County functions as the ALUC when dealing with airport-related land use decisions, as authorized by Public Utilities Code §21670.2. In Airport Influence Areas, all new developments and change of use applications, whether or not they are within cities or in the unincorporated areas, are subject to ALUC review. There are 13 airports that may influence land use decisions in the unincorporated areas. Airport Influence Areas span between 2 to 3 miles from an airport and are defined by flight patterns and type and size of airports. Requirements for ALUC review may increase case processing time.

### **INFRASTRUCTURE CONSTRAINTS**

Adequate infrastructure and public services are necessary to accommodate future residential development. Existing and projected deficiencies in infrastructure and public services in Los Angeles County are primarily a result of growth and development pressures, although increased consumption by existing customers is also a factor. The following sections discuss the availability of fire protection, water, sewer, street, education, and library services to accommodate new development in the unincorporated areas.

It is important to note the difference between development in existing urban areas, where infrastructure is already in place, and development in "urban expansion areas," which require an extension of infrastructure and public services. The urban expansion areas consist of portions of the Antelope Valley, Santa Clarita Valley, Santa Monica Mountains, and Puente Hills.

### **FIRE PROTECTION**

The Los Angeles County Fire Department is organized into nine divisions throughout the unincorporated areas. In the urban expansion areas, developers are required to pay fees to meet the need for increased fire services. As of July 1, 2007, the developer fee amount was approximately \$0.72 per square foot in the Antelope Valley and approximately \$0.79 per square foot in the Santa Clarita Valley and in the Santa Monica Mountains. Developer fee amounts are updated on an annual basis.

### **WATER**

The County is served by a mix of local and imported water supplies, delivered through a system of aqueducts, reservoirs, and groundwater basins. Between 30% and 40% of the County's water supply comes from local sources, with the remainder imported from outside the County.<sup>38</sup> Local water sources are largely groundwater resources, surface water from mountain runoff, and recycled water. Eight major groundwater basins provide about one-third of the County's overall water demand, except during times of drought.

A major issue in Los Angeles County is that most of the groundwater basins never fully recharge because the rate of water extraction is much higher than the rate of replenishment. This issue is particularly severe in south Los Angeles County, where urbanization continues to increase impervious surfaces. Another significant problem is that local groundwater basins are increasingly impacted by man-made and naturally occurring contaminants that infiltrate the groundwater basins and degrade the potable water supplies.

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<sup>38</sup> Los Angeles County Department of Public Works. Hydrologic Report: 2000-2001, page 5.

Most of the imported water utilized in the unincorporated areas is provided by State Water Contractors, such as Metropolitan Water District (MWD), Castaic Lake Water Agency, Antelope Valley-East Kern Water Agency, Littlerock Creek Irrigation District, and Palmdale Water District. These agencies have exclusive rights to purchase surface water conveyed through the State Water Project (SWP) aqueduct from the California State Department of Water Resources. The reliability of imported water is subject to global climatic changes and annual snow and precipitation levels in the watersheds that are tributary to the Sacramento-San Joaquin Delta (Delta). The SWP pumps water from the Delta, and environmental conditions within the Delta can have a significant effect on water deliveries to the SWP. On May 25, 2007, a U.S. judge established new interim operating rules to protect the delta smelt, an endangered species of fish that spawns within the Delta, between late December through June that will restrict SWP and SWP pumping until the U.S. Fish and Wildlife Service rewrites their biological opinion regarding the delta smelt. Under certain hydrological conditions, SWP pumping could become more restricted and result in decreases to water deliveries to the State Water Contractors.

To manage existing and future water supplies, the County coordinates with State agencies and local water districts to operate a complex system that conserves, manages, and efficiently utilizes existing water resources. Additionally, in 2006 and 2007, the County was involved in the planning process to develop the Integrated Regional Water Management Plans (IRWMP) for the Los Angeles Basin, the Antelope Valley, and the Upper Santa Clara River.

### **SEWER SERVICES**

Three sewer maintenance districts and 15 tax zones are administered by the County to cover sewer services for the unincorporated areas, as well as 41 contract cities. In addition, the County is responsible for system design, construction, inspection, and maintenance for over 4,600 miles of sewers and 135 sewer pumping sites for the unincorporated areas and contract cities. To ensure that the demands from new development will be met, the County requires developers to install new sewer pipes to serve the development and connect to the County's system.

A portion of the wastewater generated in the County's jurisdiction is treated at the four sewer treatment plants owned and operated by the County. Three of these plants are in Malibu and one is in the Lake Hughes area of the North County.

### **STREETS**

In urban residential neighborhoods, new development can overburden aging infrastructure that is not meant to handle the additional demands that higher density developments can generate. In urban expansion areas, developers may need to build new streets to ensure adequate access to the residential developments and/or implement traffic engineering measures to mitigate project impacts to an acceptable level. In the cases where residential developments may generate 50 or more peak hour trips, the developer is required to establish a Congestion Management Program.

### **EDUCATION**

In most instances, increases in the number of families with school-aged children have created significant overcrowding in public schools within all the school districts serving the unincorporated areas. Many public schools, especially elementary schools, are currently operating in excess of or near their capacity, necessitating the construction of new classroom facilities to mitigate additional school overcrowding. School fees are established by State legislation and beyond the control of local governments.

### **LIBRARIES**

The County has established a developer fee program for library facilities. This program establishes a fee structure to mitigate the impact of residential developments on library facilities in the unincorporated areas served by the



County Public Library. Developers are required to pay the mitigation fee at the time a building permit is issued for each new residential unit. Seven library planning areas were established as part of this program. As of July 2007, the fee ranged from \$743 to \$775 per dwelling unit depending on the planning area. The differences in fee amount reflect the variation in land values among the seven library planning areas.

The developer fee program was based on projected population growth in the unincorporated areas by the year 2020. The fee is adjusted annually based on the Consumer Price Index and is updated periodically to ensure that it continues to meet the cost requirements to construct new and enhance existing library facilities. The program also allows the provision of substitute consideration in lieu of the library facilities mitigation fee.

## **MARKET CONSTRAINTS**

Various market-driven factors contribute to the cost of housing. The most evident are the costs associated with construction, land, and financing.

### **LAND COSTS**

Increased land costs appear to be one of the major contributing factors to the rapid rise in housing prices and rents in Los Angeles County. Developable portions of the unincorporated areas are substantially built out, with little or no vacant land available for development of any kind. The shortage of developable land further drives up the demand and cost of housing construction.

Much of the hillsides and nearly all the valley areas south of the San Gabriel Mountains are densely populated and have been converted into urban and suburban uses. Nearly all of the vacant land remaining in the unincorporated areas is mountainous and in physically hazardous areas, environmentally significant habitat areas, and/or lacking in basic sewer/water infrastructure.



*Cattle Grazing, Unincorporated Area*

In 2006, the County conducted an infill estimation study to identify underutilized residential properties in the urbanized areas, which have the potential to be redeveloped into higher intensity uses. In addition, the County is conducting a second phase of the infill study to identify nonresidential sites that may be converted to residential or mixed use developments.

In terms of providing affordable housing, the high cost of development in these types of terrain and under such conditions renders lower cost housing infeasible in the majority of the County's vacant land. While recycling existing sites on flatter urban land to build at higher densities could offer opportunities for affordable housing development, in general, the high cost of land in Los Angeles County limits market-built affordable housing without significant incentives.

### **CONSTRUCTION COSTS**

In the early 1990s, an economic recession resulted in a significant decline in residential development activity in California. With few construction employment opportunities, many experienced construction workers left the State to search for employment. The subsequent housing recovery in 1997 left the region with a labor shortage that led to



higher labor costs. However, labor costs are set on a regional basis and therefore do not usually constrain housing development in specific locations.

In January 2002, Senate Bill (SB) 975 expanded the definition of public works and the application of the State's prevailing wage requirements to such projects. It also expanded the definition of what constitutes public funds and applies prevailing wage requirements to more projects (such as housing) that involve public/private partnerships. With the exception of self-help projects, SB 975 requires the payment of prevailing wages for most private projects constructed under an agreement with a public agency that is providing assistance to the project. As a result, the prevailing wage requirement substantially increases the cost of affordable housing construction.

The cost of construction materials (such as timber, steel, and fuel) represents another important cost component. However, such costs often fluctuate according to national policies and global economic conditions. These costs do not usually result in favoring development in one geographic area over another.

### **CONSTRUCTION FINANCING**

Until recently, debt capital was readily available for market-rate residential developments but is even less accessible for affordable housing developments due to the difficulty in layering various funding sources. Low Income Housing Tax Credits (LIHTC) have become a critical source of capital for affordable housing developments; however, competition for tax credits is often fierce.

To obtain debt capital from conventional lenders, affordable housing developers are usually required to obtain supplemental funds from grants or secondary financing. The County utilizes a variety of funding sources to provide supplemental financing for affordable housing development, including the Home Investment Partnership Program (HOME), Community Development Block Grant (CDBG), redevelopment housing set-asides, and the City of Industry funds.

### **MORTGAGE FINANCING**

Between 2000 and 2006, mortgage interest rates in Los Angeles County were at record lows. While low interest rates should have extended homeownership to many households, the escalated real estate prices essentially wiped out much of the financial benefit of the low rates.

With a median home price of \$599,000 for a single-family home (as of August 2007),<sup>39</sup> a mortgage payment of \$2,873 is required at a 6% interest rate, even when a 20% downpayment can be managed. In comparison, in October 1998, the median home price was \$190,300,<sup>40</sup> less than one-third of the price today. The prevailing interest rate at the time was about 7%. The median priced home in 1998 required a monthly mortgage of only \$1,013 with a 20% downpayment. More importantly, today few can afford to put down a sizeable downpayment given the high price of real estate.

The Home Mortgage Disclosure Act (HMDA) requires the disclosure of mortgage lending activities by financial institutions. According to the HMDA data compiled by the Federal Financial Institutions Examination Council (FFIEC), 291,366 households applied for conventional mortgage loans to purchase homes in Los Angeles County in 2006 (Table 3-38). In 2006, the majority of homebuyers in Los Angeles County were above moderate-income households. Less than half of a percent of the all applicants in 2006 were very low-income households, less than 1% were lower-income households, and less than 4% were moderate-income households. Furthermore, the approval rates among very low- and lower-income households were significantly lower than the rates for other income groups. According to the HMDA data, in 2006, the average loan amount in 2006 was \$355,000.

<sup>39</sup> DQNews. <http://www.dqnews.com/ZIPLAT.shtm>, accessed September 21, 2007.

<sup>40</sup> County of Los Angeles 1998-2005 Housing Element, Chapter 3, page 28.

**Table 3-38: Disposition of Mortgage Applications by Applicant Income**

<b>Income</b>	<b>Total Applications</b>	<b>% Originated<sup>1</sup></b>	<b>% Approved but Not Accepted<sup>1</sup></b>	<b>% Denied</b>	<b>% Other<sup>2</sup></b>
Very Low (0-50% AMI)	1,016	18.0%	10.9%	37.3%	33.8%
Lower (50-80% AMI)	2,517	33.2%	13.8%	31.7%	21.3%
Median (80-100% AMI)	3,802	40.3%	13.3%	28.5%	17.9%
Moderate (100-120% AMI)	6,427	47.5%	12.2%	24.1%	16.2%
Above Moderate (>120% AMI)	260,014	52.2%	11.1%	22.8%	13.9%
Total <sup>3</sup>	291,366	51.2%	11.4%	22.9%	14.5%

Notes:

<sup>1</sup> Originated applications are those approved by the lenders and bought by the applicants.

<sup>2</sup> "Other" includes applications that were withdrawn by the applicants and those closed by the lenders due to incomplete information.

<sup>3</sup> Total includes 17,590 applicants whose income information was not available.

Source: HMDA data for 2006, FFIEC.

## **MORTGAGE FORECLOSURES**

During the 1980s and 1990s, high mortgage interest rates served as a barrier to homeownership in Los Angeles County. Between 2000 and 2006, interest rates steadily declined, while real estate prices escalated. Lured by low interest rates, the overabundance of "cheap" financing, false assumptions of ever-increasing home prices, and predatory lending practices, many households overextended their financial means to pursue homeownership.

Beginning in 2006 and heightened in 2007, the concern over subprime lending and mortgage foreclosures is affecting many communities in Southern California. According to DataQuick, during the second quarter of 2007, foreclosures in Los Angeles County accounted for 34% of all foreclosures filed in Southern California.<sup>41</sup> Foreclosure cases increased 126% from the second quarter of 2006 (10,393 cases in 2007, compared to 4,586 cases during the same quarter in 2006 and 3,233 cases in the third quarter of 2005). Increased foreclosures have resulted in the tightening of the lending market, making mortgage financing more difficult for even credit-worthy homebuyers to obtain.

<sup>41</sup> DQ News, <http://www.dqnews.com/RRFor0707.shtm>, accessed September 20, 2007.

**ADEQUATE SITES INVENTORY**

The adequate sites inventory identifies sites to accommodate unincorporated Los Angeles County's share of the regional housing need. The site inventory can be found on the Los Angeles County, Department of Regional Planning web site, located at <http://planning.lacounty.gov/>.

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**REVIEW OF PAST ACCOMPLISHMENTS**

When updating the Housing Element, the State law requires that the local jurisdiction review its previous Housing Element in order to evaluate:

- 1) The appropriateness of the housing goals, objectives and policies in contributing to the attainment of the State housing goal;
- 2) The effectiveness of the Housing Element in the attainment of the community's housing goals and objectives; and
- 3) The progress in implementing the Housing Element.

The previous Housing Element for the County of Los Angeles covered the period July 1, 2000 through June 30, 2005. Changes to the State law subsequently extended the timeframe of the previous Housing Element to June 30, 2008. A program-by-program review of the County's accomplishments under the previous Housing Element is presented in Table A-1 of this appendix.

**HOUSING ELEMENT**  
**Appendix B – Review of Past Accomplishments**

**Table B-1**  
**Housing Element Implementation**

Program	Objectives	Accomplishments
<b>Priority 1: Homeless and HIV/AIDS</b>		
1. Emergency Shelter Grant Program (ESG)	<ul style="list-style-type: none"> <li>Provide funding for nonprofit agencies to operate shelters.</li> </ul>	<p>The Los Angeles County Community Development Commission (CDC) continued to provide ESG funding to support the operation of emergency shelters and provision of essential services through a number of nonprofit organizations.</p> <p><b>Continued Appropriateness:</b> ESG is a specific funding source. This program is included in the 2008-2014 Housing Element as part of the program to address the provision of homeless shelters and services using a variety of funding sources.</p>
2. Homeless Organizations Assistance Program	<ul style="list-style-type: none"> <li>Contract with community-based organizations to provide a variety of services for the homeless and at-risk homeless.</li> </ul>	<p>The CDC continued to provide a variety of services for the homeless and at-risk homeless individuals and families through its contract with community-based organizations.</p> <p><b>Continued Appropriateness:</b> This is not a specific housing program and is not included in the 2008-2014 Housing Element.</p>
3. Section 8 Homeless Housing Program	<ul style="list-style-type: none"> <li>Provide rent assistance to eligible homeless families and individuals.</li> <li>Place 350 referred families in rental housing with Section 8 assistance.</li> </ul>	<p>Between 2000 and 2007, the Housing Authority of the County of Los Angeles (HACOLA) placed 227 homeless families in rental housing using Section 8 assistance. Seventy-two of these households were residents in the County unincorporated areas.</p> <p><b>Continued Appropriateness:</b> This program is included in the 2008-2014 Housing Element as part of the program to address Section 8 rental assistance for special needs groups.</p>
4. Section 8 Housing Assistance for Homeless with AIDS	<ul style="list-style-type: none"> <li>Provide rent assistance to eligible homeless households that include a member with HIV/AIDS.</li> <li>Place 100 homeless households with HIV/AIDS member(s) in rental housing with Section 8 assistance.</li> </ul>	<p>Between 2000 and 2007, the HACOLA placed 254 homeless households with HIV/AIDS member(s) in rental housing using Section 8 assistance. Forty-three of these households were residents in the County unincorporated areas.</p> <p><b>Continued Appropriateness:</b> This program is included in the 2008-2014 Housing Element as part of the program to address Section 8 rental assistance for special needs groups.</p>

**Table B-1**  
**Housing Element Implementation**

<b>Program</b>	<b>Objectives</b>	<b>Accomplishments</b>
5. Shelter Plus Care – Supportive Housing Program	<ul style="list-style-type: none"> <li>Pursue Shelter Plus Care (S+C) and Supportive Housing Program (SHP) to provide a continuum of care for the homeless.</li> </ul>	<p>The Los Angeles Homeless Services Authority (LAHSA), a joint-powers authority between the City and County of Los Angeles, is responsible for coordinating community resources for developing the Los Angeles Continuum of Care strategy. The LAHSA pursued S+C and SHP funding annually to develop the Continuum of Care system in Los Angeles.</p> <p><b>Continued Appropriateness:</b> This program is included in the 2008-2014 Housing Element as part of the program to address the provision of homeless shelters and services using a variety of funding sources.</p>
<b>Priority 2: Non-Homeless Persons with Special Needs</b>		
6. Aftercare Program for Disabled – Rental Assistance	<ul style="list-style-type: none"> <li>Provide rent assistance to persons with mental and developmental disabilities.</li> </ul>	<p>The HACOLA continued to provide rent assistance to persons with mental and developmental disabilities. Between 2000 and 2007, 143 households were assisted throughout the County.</p> <p><b>Continued Appropriateness:</b> This program is included in the 2008-2014 Housing Element.</p>
7. Supportive Living Community-Based Organizations	<ul style="list-style-type: none"> <li>Provide a wide range of services to special needs populations through contracts with nonprofit Community-Based Organizations (CBOs).</li> </ul>	<p>The CDC continued to support CBOs with CDBG funds to provide a range of services for special needs populations.</p> <p><b>Continued Appropriateness:</b> Through the CDC, the County will continue to provide a range of services for special needs populations. However, this is not a housing program and is removed from the 2008-2014 Housing Element.</p>
8. University of California Cooperative Extension Program	<ul style="list-style-type: none"> <li>Provide a variety of activities to serve public housing residents.</li> </ul>	<p>HACOLA continued to utilize CDBG funds to provide activities for public housing residents, including 4-H Youth Development, 4-H afterschool programs, food and nutrition education programs, and landscape training.</p> <p><b>Continued Appropriateness:</b> Through the CDC and the HACOLA, the County will continue to provide a range of activities for public housing residents. However, this is not a housing program and is removed from the 2008-2014 Housing Element.</p>



## HOUSING ELEMENT

### Appendix B – Review of Past Accomplishments

**Table B-1**  
**Housing Element Implementation**

Program	Objectives	Accomplishments
9. Housing Authority Service Programs	<ul style="list-style-type: none"> <li>Provide public housing residents with programs and activities that offer viable alternatives to drugs and gangs.</li> </ul>	<p>HACOLA continued to utilize a variety of funding sources to provide drug elimination, education and recreation, child care, and employment training programs for public housing residents.</p> <p><b>Continued Appropriateness:</b> Through the CDC and the HACOLA, the County will continue to provide a range of activities for public housing residents. However, this is not a housing program and is removed from the 2008-2014 Housing Element.</p>
<b>Priority 3: Housing</b>		
10. Countywide Affordable Rental Housing Development	<ul style="list-style-type: none"> <li>Provide financial and technical assistance to acquire sites and develop rental housing where at least 20% of the units are set aside as housing affordable to very low income households.</li> </ul>	<p>The CDC utilized a variety of funding sources to facilitate affordable rental housing development. Funding sources used include CDBG, HOME, and City of Industry Redevelopment Set-Aside Funds. Between January 1, 1998 and December 31, 2005, 657 affordable rental units were created in the unincorporated areas.</p> <p><b>Continued Appropriateness:</b> This program is included in the 2008-2014 Housing Element as part of the program to address affordable rental housing construction.</p>
11. Tax Exempt Multi-family (Renters) Revenue Bond Program	<ul style="list-style-type: none"> <li>Provide below-market interest rate loans for construction and permanent financing to developers of multi-family housing with 20% of the units set aside as housing affordable to very low income households.</li> </ul>	<p>Nationwide, the tax exempt bond is no longer a major funding source for providing affordable housing. An important funding source today is the Low Income Housing Tax Credit and in Los Angeles County, the City of Industry Redevelopment Set-Aside Funds.</p> <p>Between January 1, 1998 and December 31, 2005, the CDC utilized tax exempt bond financing to create 255 affordable rental units in the unincorporated areas.</p> <p><b>Continued Appropriateness:</b> The tax exempt bond is a specific funding source. This program is included in the 2008-2014 Housing Element as part of the program to address affordable rental housing construction.</p>

**Table B-1**  
**Housing Element Implementation**

<b>Program</b>	<b>Objectives</b>	<b>Accomplishments</b>
12. Affordable Housing Density Bonus Program	<ul style="list-style-type: none"> <li>Provide incentives for affordable housing development by offering density bonuses, regulatory concessions and other incentives.</li> </ul>	<p>On August 8, 2006, the Board of Supervisors adopted Ordinance 2006-0063, amending the Los Angeles County Zoning Code with eligibility, regulations and procedures for the granting of density bonuses and incentives for affordable and senior housing—as required for consistency with Section 65915 of the California Government Code, the State Density Bonus Law. The Ordinance took effect September 7, 2006.</p> <p>The County's density bonus provisions go beyond the State-mandated requirements by providing options for additional density bonuses and incentives for affordable housing and senior housing through a discretionary procedure. In addition, the ordinance uses a menu of incentives to encourage projects that provide 100% affordable set-asides, are located near mass transit and/or provide infill development, while granting all incentives consistently with the State-mandated requirements.</p> <p>As of the end of 2007, the Department has approved 352 affordable units and 375 units total from the density bonus program since SB 1818, which made significant changes to the State Density Bonus Law, took effect in January 1, 2005.</p> <p><b>Continued Appropriateness:</b> This program is included in the 2008-2014 Housing Element.</p>
13. Tax Exempt Single-Family (Owners) Mortgage Revenue Bond Program	<ul style="list-style-type: none"> <li>Provide below-market interest rate mortgages to first-time, lower and moderate income homebuyers.</li> </ul>	<p>The County continued to partner with the Southern California Housing Finance Authority (SCHFA) to provide below-market interest rate mortgages for income-qualified first-time homebuyers. SCHFA is a joint power consortium involving communities in the counties of Los Angeles and Orange. Between 2000 and 2007, 659 households in the unincorporated areas achieved homeownership through the SCHFA program.</p> <p><b>Continued Appropriateness:</b> This program is included in the 2008-2014 Housing Element as part of the County's strategy for promoting homeownership.</p>
14. Mortgage Credit Certificate (MCC) Program	<ul style="list-style-type: none"> <li>Assist first-time homebuyers in purchasing a home by providing a tax credit of the annual interest paid on the mortgage.</li> </ul>	<p>The CDC continued to administer the MCC program. Between 2000 and 2007, 595 households in the unincorporated areas achieved homeownership through the MCC program.</p> <p><b>Continued Appropriateness:</b> This program is included in the 2008-2014 Housing Element as part of the County's strategy for promoting homeownership.</p>

## HOUSING ELEMENT

### Appendix B – Review of Past Accomplishments

**Table B-1**  
**Housing Element Implementation**

Program	Objectives	Accomplishments
15. Countywide Affordable Home Ownership Program	<ul style="list-style-type: none"> <li>Provide loans up to 25% of the purchase price to assist low income households in achieving homeownership.</li> </ul>	<p>The CDC continued to administer this homeownership program. Between 2000 and 2007, 396 households in the unincorporated areas were assisted.</p> <p><b>Continued Appropriateness:</b> This program is included in the 2008-2014 Housing Element as part of the County's strategy for promoting homeownership.</p>
16. Housing Rehabilitation Loan Program	<ul style="list-style-type: none"> <li>Provide low-interest deferred loans for housing rehabilitation.</li> </ul>	<p>The CDC continued to offer the Housing Rehabilitation Loan Program. Between 2000 and 2007, 353 households in the unincorporated areas received assistance through this program.</p> <p><b>Continued Appropriateness:</b> This program is included in the 2008-2014 Housing Element.</p>
17. Emergency Repairs Grants	<ul style="list-style-type: none"> <li>Provide grants to low income qualified homeowners (seniors, severely disabled, large families, and single-parent households) to make emergency repairs in single-family or mobile home units.</li> <li>Improve 1,000 units.</li> </ul>	<p>The CDC continued to offer Emergency Repair Grants to qualified homeowners. Between 2000 and 2007, 1,853 households in the unincorporated areas received assistance through this program.</p> <p><b>Continued Appropriateness:</b> This program is included in the 2008-2014 Housing Element.</p>
18. Neighborhood Improvement Strategy Program (NISP) Emergency Assistance Grant	<ul style="list-style-type: none"> <li>Provide grants to low income households in the NISP areas who are seniors, disabled, large families, and single-parent households to address emergency repairs.</li> </ul>	<p>The CDC continued to offer Emergency Assistance to qualified households in the NISP areas to make emergency repairs related to health and safety issues such as electrical, plumbing, heating, and roofing. Between 2000 and 2007, 63 households in the unincorporated areas received assistance through this program.</p> <p><b>Continued Appropriateness:</b> This program is included in the 2008-2014 Housing Element.</p>
19. HOME Rental Rehabilitation Program	<ul style="list-style-type: none"> <li>Provide low-interest loans to rental property owners for the rehabilitation of housing units that are available to low income tenants.</li> </ul>	<p>The CDC continued to offer Rental Rehabilitation Loans to qualified rental properties using HOME funds. Specifically, single-family and multi-family rental properties with 100% of the units occupied by low income tenants are eligible for assistance. Between 2000 and 2007, 22 rental properties in the unincorporated areas were rehabilitated with assistance under this program, resulting in the improvement of 102 units occupied by low income households.</p> <p><b>Continued Appropriateness:</b> This program is included in the 2008-2014 Housing Element as part of the program to address rental rehabilitation needs.</p>

**Table B-1**  
**Housing Element Implementation**

<b>Program</b>	<b>Objectives</b>	<b>Accomplishments</b>
20. Housing Preservation Rental Housing Loan Program	<ul style="list-style-type: none"> <li>Provide low-interest loans to multi-family rental property owners for the rehabilitation of housing units that are available to low income tenants.</li> </ul>	<p>Due to limited interest, this program was cancelled.</p> <p><b>Continued Appropriateness:</b> This program is removed from the 2008-2014 Housing Element.</p>
21. Single-Family Housing Rehabilitation Program	<ul style="list-style-type: none"> <li>Provide low-interest deferred and amortized loans for rehabilitation to low income owner-occupants of single-family or duplex units.</li> </ul>	<p>The CDC continued to offer Single-Family Housing Rehabilitation Loans to qualified owner-occupants using HOME funds. Between 2000 and 2007, 353 households in the unincorporated areas received assistance under this program.</p> <p><b>Continued Appropriateness:</b> This program is included in the 2008-2014 Housing Element as part of the program to address single-family housing rehabilitation needs.</p>
22. Home Improvement Bond Loan Program	<ul style="list-style-type: none"> <li>Contribute funding to subsidize the interest rate for low income households on rehabilitation loans originated by selected lenders.</li> </ul>	<p>Due to limited interest, this program was canceled.</p> <p><b>Continued Appropriateness:</b> This program is removed from the 2008-2014 Housing Element.</p>
23. Unincorporated Areas Handyworker Program	<ul style="list-style-type: none"> <li>Contract with Community-Based Organizations (CBOs) to provide minor repairs for low income households.</li> </ul>	<p>The CDC continued to contract with CBOs to carry out minor repairs and rehabilitation services for low income households. Repair/rehabilitation works of up to \$2,000 were provided to income eligible owner-occupants; no repayment was required.</p> <p><b>Continued Appropriateness:</b> This program is included in the 2008-2014 Housing Element as part of the program to address housing rehabilitation needs of owner-occupants.</p>
24. Lennox Sound Attenuation Program	<ul style="list-style-type: none"> <li>Provide grants to property owners in a designated area within the flight pattern of Los Angeles International Airport for sound attenuation measures for residential units.</li> </ul>	<p>Between 2000 and 2007, 929 residential units within the Lennox area received assistance for sound attenuation.</p> <p><b>Continued Appropriateness:</b> This program is included in the 2008-2014 Housing Element.</p>
25. Public Housing Modernization	<ul style="list-style-type: none"> <li>Provide modernization activities on the public housing owned and operated by HACLA.</li> </ul>	<p>HACOLA utilized HUD Comprehensive Grants and State Disaster Funds to modernize the public housing inventory. Among the 2,962 public housing units owned and operated by HACOLA, 1,945 units are located in the unincorporated areas. Between 2000 and 2007, 1,945 public housing units in the unincorporated areas were improved.</p> <p><b>Continued Appropriateness:</b> This program is included in the 2008-2014 Housing Element.</p>

**HOUSING ELEMENT**  
**Appendix B – Review of Past Accomplishments**

**Table B-1**  
**Housing Element Implementation**

<b>Program</b>	<b>Objectives</b>	<b>Accomplishments</b>
26. Preservation of Bond-Financed Housing Program	<ul style="list-style-type: none"> <li>Work with property owners to refinance at-risk units to extend the term of affordability.</li> </ul>	<p>In general, preservation of tax-exempt bond-financed units is difficult because typically only 20% of the units in a project are reserved as low income housing. Given generally low interest rates and escalated rental rates in recent years, few property owners would find refinancing with public funds and extending the affordability controls an enticing option. Between 2000 and 2007, there were no bond-financed projects that opted out of the affordability covenants.</p> <p><b>Continued Appropriateness:</b> This program is included in the 2008-2014 Housing Element as part of the program to preserve publicly assisted units at risk of converting to market-rate housing.</p>
27. Preservation of HUD-Financed Housing	<ul style="list-style-type: none"> <li>Work with property owners of HUD-funded projects to extend the term of affordability.</li> </ul>	<p>Funding available to preserve HUD-funded at-risk units is limited. Furthermore, the inflated housing market in Los Angeles presented little incentives for property owners to maintain the units as low income housing. Between 2000 and 2007, one HUD-funded project opted out of the affordability covenants, resulting in a loss of 45 low income rental units.</p> <p><b>Continued Appropriateness:</b> This program is included in the 2008-2014 Housing Element as part of the program to preserve publicly assisted units at risk of converting to market-rate housing.</p>
28. Section 8 Certificate/ Voucher Rental Assistance Program	<ul style="list-style-type: none"> <li>Provide rental assistance to very low income households through the Section 8 program.</li> </ul>	<p>Section 8 rental assistance is provided primarily as a voucher payment. As of July 2007, 3,979 households in the unincorporated areas were receiving Section 8 assistance from the HACOLA, including 75 homeless households and 28 homeless households that include member(s) with HIV/AIDS.</p> <p><b>Continued Appropriateness:</b> This program is included in the 2008-2014 Housing Element.</p>
29. Affordable Rental Housing – Project-Based Rental Assistance Program	<ul style="list-style-type: none"> <li>Continue to manage and maintain affordable rental housing funded with a variety of local, State, and federal funds.</li> </ul>	<p>As of July 2007, the HACOLA was managing and maintaining 596 affordable housing units. Specifically, four projects (totaling 449 units) were located in the unincorporated areas, including 143 senior units and 306 family units.</p> <p><b>Continued Appropriateness:</b> Most recent affordable housing developments have been developed, owned, and managed by other entities. Ongoing management of these existing properties is a routine function of the HACOLA. This program is removed from the 2008-2014 Housing Element.</p>

**Table B-1**  
**Housing Element Implementation**

<b>Program</b>	<b>Objectives</b>	<b>Accomplishments</b>
30. Family Self-Sufficiency Public Housing and Assisted Housing Program	<ul style="list-style-type: none"> <li>Provide opportunities for Section 8 recipients and public housing residents to engage in job training, personal development, and educational programs.</li> </ul>	<p>As of July 2007, 102 Section 8 recipients and 11 public housing residents in the unincorporated areas were participating in the Family Self-Sufficiency (FSS) program.</p> <p><b>Continued Appropriateness:</b> This program is included in the 2008-2014 Housing Element.</p>
31. Housing Relocation Program	<ul style="list-style-type: none"> <li>Provide assistance to CalWORKs participants in relocating closer to employment, child care, or public transportation.</li> <li>Initiate program in 2000.</li> </ul>	<p>This program was established in August 2000. Since its inception, 179 CalWORKs families have received relocation assistance.</p> <p><b>Continued Appropriateness:</b> This program is included in the 2008-2014 Housing Element as part of the program to address housing needs of CalWORKs participants.</p>
32. Transitional Support for Homeless CalWORKs Families	<ul style="list-style-type: none"> <li>Provide transitional support for homeless or previously homeless CalWORKs participants.</li> <li>Initiate program in 2000.</li> </ul>	<p>Due to lack of available funding, this program was not implemented.</p> <p><b>Continued Appropriateness:</b> This program is removed from the 2008-2014 Housing Element.</p>
33. Emergency Assistance to Prevent Eviction	<ul style="list-style-type: none"> <li>Provide rent payments to prevent loss of housing by CalWORKs families due to financial hardship.</li> <li>Initiate program in 2000.</li> </ul>	<p>Due to lack of available funding, this program was not implemented.</p> <p><b>Continued Appropriateness:</b> This program is removed from the 2008-2014 Housing Element.</p>
34. Housing Counseling/ Training	<ul style="list-style-type: none"> <li>Provide training and counseling for CalWORKs participants on tenant/landlord issues and other housing topics.</li> <li>Initiate program in 2000.</li> <li>Provide training for the Department of Public Social Services (DPSS) on housing issues.</li> </ul>	<p>Due to lack of available funding, this program was not implemented.</p> <p><b>Continued Appropriateness:</b> This program is removed from the 2008-2014 Housing Element.</p>

## HOUSING ELEMENT

### Appendix B – Review of Past Accomplishments

**Table B-1**  
**Housing Element Implementation**

Program	Objectives	Accomplishments
<b>Priority 4: Planning and Administration</b>		
35. Fair Housing Program	<ul style="list-style-type: none"> <li>Provide fair housing education, outreach, counseling, and investigation services.</li> </ul>	<p>The Fair Housing Congress was disbanded in 2001. The CDC has since contracted with the Housing Rights Center (HRC) to provide fair housing services in the unincorporated areas. Given the vast geographic coverage, HRC subcontracts with the Fair Housing Foundation and Fair Housing Council of San Fernando Valley to provide fair housing services for various parts of the County.</p> <p><b>Continued Appropriateness:</b> This program is included in the 2008-2014 Housing Element.</p>
36. Transit Oriented Districts (TOD) Program	<ul style="list-style-type: none"> <li>Adopt TOD Ordinances for areas surrounding four Metropolitan Blue Line Light Rail Stations and two Green Line Light Rail Stations by 2001.</li> <li>Market TOD program in 2002.</li> </ul>	<p>In 1999 and again in 2005, the Board of Supervisors adopted the ordinances for the Blue and Green Line Transit Oriented Districts. Since adoption of the ordinances, 18 projects were completed, resulting in 7,233 square feet of commercial/retail uses and 21 housing units.</p> <p><b>Continued Appropriateness:</b> A program to expand marketing efforts to promote the TODs, as well as to retool and expand the TODs is included in the 2008-2014 Housing Element.</p>
37. Housing Element Update	<ul style="list-style-type: none"> <li>Initiate update of the Fourth Revision to the Housing Element in 2003.</li> </ul>	<p>Update to the Housing Element for local jurisdictions in the Southern California Association of Governments (SCAG) region has been extended by State law to June 30, 2008. DRP initiated the update in July 2007, following the adoption of the Final Regional Housing Needs Assessment (RHNA) by SCAG.</p> <p><b>Continued Appropriateness:</b> The Housing Element is a State mandate, with the update schedule being determined by State law. The County will comply with the future update requirements. No specific program in the 2008-2014 Housing Element is necessary to address this mandate.</p>



**Table B-1**  
**Housing Element Implementation**

<b>Program</b>	<b>Objectives</b>	<b>Accomplishments</b>
38. Monitoring of Affordable Housing Activities	<ul style="list-style-type: none"> <li>Implement data collection system to monitor density bonus units.</li> <li>Monitor the demolition and replacement of low and moderate income housing units in the coastal zone.</li> </ul>	<p>The DRP implemented a data collection system to track the production of affordable housing through density bonus incentives. When direct financial assistance is provided, monitoring is also performed by the CDC.</p> <p>A total of 1,206 affordable units were created with density bonus incentives. The majority of these units were constructed in the 1980s with a 30-year affordability covenant, with 331 units constructed between 1998 and 2005. No affordability covenants on these units expired between 1998 and 2005. However, affordability covenants on 900 units are set to expire between 2014 and 2016.</p> <p><b>Continued Appropriateness:</b> This program is included in the 2008-2014 Housing Element.</p>
39. Monitoring of Housing Issues	<ul style="list-style-type: none"> <li>Monitor legislation, trends, and policy issues related to the development and maintenance of affordable housing.</li> </ul>	<p>The DRP and the CDC staff routinely monitor housing legislation, trends, and issues, and reports to the Planning Commission and Board of Supervisors, as well as other relevant boards and commissions.</p> <p><b>Continued Appropriateness:</b> This is a routine the DRP and the CDC staff function and is not included in the 2008-2014 Housing Element as a housing program.</p>
40. Annual Report on Housing Element Accomplishments	<ul style="list-style-type: none"> <li>Prepare annual reports to the Board of Supervisors and State Department of Housing and Community Development (HCD) starting in 2001.</li> </ul>	<p>The DRP continued to prepare the Annual Progress Reports on the implementation of the General Plan, including the Housing Element.</p> <p><b>Continued Appropriateness:</b> This is a routine function and is not included in the 2008-2014 Housing Element as a housing program.</p>
41. Senior Citizen's Affordable Second Unit Ordinance Implementation Program	<ul style="list-style-type: none"> <li>Revise the second unit ordinance to comply with State law.</li> <li>Provide for fee reductions for applications by low income households.</li> </ul>	<p>On March 3, 2004 the Los Angeles County Board of Supervisors adopted Ordinance 2004-0012, amending the Los Angeles County Zoning Code with regulations and procedures for the review of second residential units—as required for consistency with State law. The Ordinance took effect April 2, 2004. As of year end 2007, the Department has approved 376 second units since the ordinance has taken effect.</p> <p>In addition, with the passage AB 2511 (Jones) Chapter 888, the State repealed the authority of local agencies to issue a CUP for senior citizen residences, which eliminates the need to provide fee reductions for CUP applications for second units for senior citizens.</p> <p><b>Continued Appropriateness:</b> A program is included in the 2008-2014 Housing Element to promote the development of second units.</p>

## HOUSING ELEMENT

### Appendix B – Review of Past Accomplishments

**Table B-1**  
**Housing Element Implementation**

Program	Objectives	Accomplishments
42. Child Care Facilities Ordinance Implementation Program	<ul style="list-style-type: none"> <li>Amend Zoning Ordinance to establish incentives to encourage the inclusion of child care facilities as part of large-scale commercial and residential developments.</li> </ul>	<p>The Density Bonus Ordinance was adopted in August 2006 to incorporate incentives for the inclusion of child care facilities in residential development.</p> <p><b>Continued Appropriateness:</b> This program has been completed and is not included in the 2008-2014 Housing Element. However, a separate program is included to promote the use of density bonus incentives.</p>
43. Farm Worker Housing Assistance	<ul style="list-style-type: none"> <li>Amend Zoning Ordinance to permit farm worker housing in agricultural zones subject to a Director's review.</li> <li>Promote the use of Farm Worker Housing Ordinance.</li> <li>Outreach to nonprofit builders of farm worker housing.</li> </ul>	<p>The DRP completed the preparation of a draft ordinance amending the County's Zoning Ordinance to add definitions for farm worker and farm worker housing and to permit farm worker housing by right in agricultural zones. Additional public outreach efforts are needed prior to scheduling the public hearing. It is anticipated that a public hearing before the County's Regional Planning Commission will be held in 2008. When approved by the Commission, the Ordinance will be scheduled for a public hearing before the Board of Supervisors.</p> <p><b>Continued Appropriateness:</b> This program is modified and included in the 2008-2014 Housing Element to promote farm worker housing development.</p>
44. Identify Sites for Multi-Family Housing	<ul style="list-style-type: none"> <li>Identify adequate vacant sites with water and sewer services to facilitate and encourage the development of a variety of types of housing for all income levels.</li> <li>Establish uses by right.</li> <li>Establish Housing Advisory Committee.</li> <li>Undertake rezoning efforts to make sites available to accommodate the remaining RHNA of 15,961 units (approximately 320 to 639 acres, depending on density).</li> <li>Establish incentives to facilitate development.</li> </ul>	<p>The 2000-2005 (now extended to 2008) Housing Element did not identify adequate sites to accommodate its RHNA. A shortfall of 15,961 low income units was identified in the Housing Element. The program was to pursue rezoning efforts to make up the shortfall in sites. However, the shortfall was not a result of lack of available land at adequate densities and development standards. The County was unable to identify the land due to lack of GIS data at the time of writing the Housing Element to demonstrate adequacy of its land inventory.</p> <p>The Zoning Mapping Conversion and Integration Project (ZCIP) is a multi-year project that provides the conversion and integration from the "technologically" obsolete zoning maps (in CAD format) to a GIS format. This format is fully integrated with all other GIS layers generated and maintained by DRP, DPW, and the Assessor's Office. The project has identified 4,062 acres of R-3 zoned parcels, and 170 acres of R-4 zoned parcels in the unincorporated areas of Los Angeles County. Such zoning would potentially allow for the development of multi-family housing by-right.</p> <p>On June 30, 2006, the DRP, in conjunction with the Solimar Research Group and the Southern California Association of Governments (SCAG), completed the <i>Los Angeles County Urban Infill Estimation Study, Phase I</i>. The study provides a</p>

**Table B-1**  
**Housing Element Implementation**

Program	Objectives	Accomplishments
		<p>comprehensive GIS analysis of residentially and commercially-zoned urban areas in unincorporated Los Angeles County and a financial feasibility and policy analysis of five study areas. Based on this research, and GIS analysis, the County determined that adequate sites were available to accommodate the remaining RHNA and therefore, rezoning was not pursued. Appendix A of this 2008-2014 Housing Element contains an analysis of sites available for the 1998-2005 RHNA.</p> <p>In addition, the DRP has begun work on Phase II of the Study. Dr. Neal Richman from the UCLA Center for Neighborhood Knowledge and Stanley R. Hoffman of Stanley R. Hoffman Associates have been selected as the consultant team for the project. This study will focus on an analysis of the potential impacts of infill strategies within commercially and industrially zoned areas of unincorporated Los Angeles County.</p> <p>The County also established a Housing Advisory Committee, consisting of for-profit and nonprofit housing developers, housing advocates, real estate professionals, architects, and community leaders to help inform the various efforts of Program 44. To date, the Committee, which has met regularly since its formation in 2002, has provided invaluable input on the County's policies related to fostering the development of affordable and infill housing.</p> <p>In November 2007, the Board of Supervisors approved a mixed use ordinance that allows qualified vertical mixed use (residential/commercial) developments and joint live and work units in some commercial zones through an administrative procedure, which increased the capacity available for multi-family residential development.</p> <p><b>Continued Appropriateness:</b> A housing program to address adequate sites for the 2006-2014 RHNA cycle is included in the updated Housing Element.</p>
<b>Priority 5: Public Facilities and Services</b>		
45. Parks and Recreation Centers	<ul style="list-style-type: none"> <li>Undertake five park and recreation center improvement projects.</li> </ul>	<p>The Department of Parks and Recreation (DPR) pursued improvement programs for the following parks: City Terrace; Roosevelt; Lennox; Amigo; and Steinmetz.</p> <p><b>Continued Appropriateness:</b> While these improvement programs help maintain a quality living environment in neighborhoods, they are not housing programs. These programs are removed from the 2008-2014 Housing Element.</p>

## HOUSING ELEMENT

### Appendix B – Review of Past Accomplishments

**Table B-1**  
**Housing Element Implementation**

Program	Objectives	Accomplishments
46. South Scattered Sites (Housing) Management Office	<ul style="list-style-type: none"> <li>Rehabilitate a building to serve as a centralized field office for the 33 affordable housing developments in South Central area.</li> </ul>	<p>A centralized field office was not established.</p> <p><b>Continued Appropriateness:</b> This activity is removed from the 2008-2014 Housing Element as a housing program.</p>
47. Community and Senior Services Centers	<ul style="list-style-type: none"> <li>Rehabilitate community and senior service centers,</li> <li>Construct new senior center in Hacienda Heights.</li> <li>Provide supportive service programs to two community centers.</li> </ul>	<p>The County continued to use CDBG and other funding to improve and expand community facilities and services for residents of the unincorporated areas.</p> <p><b>Continued Appropriateness:</b> While these activities help improve neighborhood conditions and foster a decent living environment, they are not considered specific housing programs in the 2008-2014 Housing Element.</p>
48. Homeowner Fraud Prevention Program	<ul style="list-style-type: none"> <li>Provide counseling services to prevent lower and moderate income homeowners from falling victims of fraud.</li> </ul>	<p>The County provided counseling services to prevent homeowners from becoming victims of fraud in the purchase of home improvements, repairs, and household goods and services. The services also protected homeowners facing illegal “equity purchaser” and “foreclosure consultant” schemes.</p> <p><b>Continued Appropriateness:</b> Housing fraud has continued to impact homeowners in the unincorporated areas, particularly in low and moderate income neighborhoods. This program is included in the 2008-2014 Housing Element.</p>
<b>Priority 6: Other Activities</b>		
49. Code Enforcement Program	<ul style="list-style-type: none"> <li>Enforce zoning and building codes to reduce health and safety hazards.</li> </ul>	<p>Zoning and building code enforcement is provided by the DRP and the DPW, respectively. Code enforcement is also coordinated with the CDC’s housing rehabilitation and handyworker programs to assist low and moderate income households in making the necessary code corrections.</p> <p>Between 2000 and 2005, 15,385 code violations were issued in the unincorporated areas, and 2 were referred to the Franchise Tax Board.</p> <p><b>Continued Appropriateness:</b> Code enforcement is considered a routine function of the DRP and the DPW, and therefore not included in the 2008-2014 Housing Element as a specific housing program.</p>
50. Century Station Code Enforcement Project	<ul style="list-style-type: none"> <li>Provide funding for a regional planning assistant and a firefighter to participate in the Century Station Code Enforcement Team.</li> </ul>	<p>The Century Station Code Enforcement Team continued to issue citations for miscellaneous zoning, health, and fire code violations and pursue code corrections with property owners.</p> <p><b>Continued Appropriateness:</b> Code enforcement is considered a routine function of the DRP and the DPW, and therefore not included in the 2008-2014 Housing Element as a specific housing program.</p>

**Table B-1**  
**Housing Element Implementation**

<b>Program</b>	<b>Objectives</b>	<b>Accomplishments</b>
51. Graffiti Removal Program	<ul style="list-style-type: none"> <li>Provide removal of graffiti from commercial, residential, and public properties.</li> </ul>	<p>The CDC continued to fund graffiti removal as a general public service.</p> <p><b>Continued Appropriateness:</b> Graffiti removal is considered a routine maintenance function and therefore not included in the 2008-2014 Housing Element as a specific housing program.</p>
52. Lead-Based Paint Hazard Reduction Program	<ul style="list-style-type: none"> <li>Pursue funding to continue implementation of the Lead-Based Paint Hazard Control Program.</li> <li>Provide for lead-based paint abatement as part of HUD-funded housing rehabilitation activities.</li> </ul>	<p>The County Department of Health Services (DHS) pursued and received funding for the Lead-Based Paint Hazard Control Program. In addition, since 2000 the CDC provided funding for 1,859 lead-based paint hazard abatements as part of the housing rehabilitation activities funded with Federal funds.</p> <p><b>Continued Appropriateness:</b> Lead-based paint hazard abatement programs are incorporated as part of the housing rehabilitation activities in this 2008-2014 Housing Element.</p>
53. Child Care Centers	<ul style="list-style-type: none"> <li>Expand child care opportunities by providing funding for the development and operation of child care centers.</li> </ul>	<p>The CDC continued to provide CDBG funding for the development and operation of child care centers that serve low and moderate income neighborhoods.</p> <p><b>Continued Appropriateness:</b> The provision of child care services, while important to many low and moderate income households, particularly single-parents, is not considered a specific housing program. This program is removed from the 2008-2014 Housing Element.</p>
<b>Priority 7: Redevelopment and Other Set-Aside Programs</b>		
54. Maravilla Redevelopment Project – Affordable Housing Component	<ul style="list-style-type: none"> <li>Assist in the development of six affordable units on infill sites.</li> <li>Assist in the substantial rehabilitation of 120 units.</li> </ul>	<p>Between 2000 and 2007, 0 affordable units were constructed and 93 units were substantially rehabilitated in the Maravilla Redevelopment Project Area. The CDC worked with a number of nonprofit housing developers on these projects.</p> <p><b>Continued Appropriateness:</b> This project is included in the 2008-2014 Housing Element as part of a redevelopment program.</p>
55. West Altadena Redevelopment Project – Affordable Housing Component	<ul style="list-style-type: none"> <li>Assist in the development of two affordable units on infill sites.</li> <li>Assist in the substantial rehabilitation of three units.</li> </ul>	<p>Between 2000 and 2007, 0 affordable units were constructed and 42 units were substantially rehabilitated in the West Altadena Redevelopment Project Area. The CDC worked with a number of nonprofit housing developers in these projects.</p> <p><b>Continued Appropriateness:</b> This project is included in the 2008-2014 Housing Element as part of a redevelopment program.</p>

## HOUSING ELEMENT

### Appendix B – Review of Past Accomplishments

**Table B-1**  
**Housing Element Implementation**

Program	Objectives	Accomplishments
56. Willowbrook Community Redevelopment Project – Affordable Housing Component	<ul style="list-style-type: none"> <li>Assist in the development of nine single-family units.</li> </ul>	<p>Between 2000 and 2007, 34 affordable units were constructed in the Willowbrook Community Redevelopment Project Area. The CDC worked with a nonprofit housing developer in this project.</p> <p><b>Continued Appropriateness:</b> This project is included in the 2008-2014 Housing Element as part of a redevelopment program.</p>
57. City of Industry Housing Set-Aside Program	<ul style="list-style-type: none"> <li>Provide funding for the development of housing for persons with special needs.</li> </ul>	<p>The CDC continued to administer the City of Industry Redevelopment Set-Aside funds on behalf of the City of Industry. The CDC issued Notices of Funding Availability (NOFAs) for \$123,666,662 in City of Industry funds between 2000 and 2007, which resulted in the development of 90 affordable housing units for persons with disabilities.</p> <p>On August 3, 2004, the Board of Supervisors approved the Infill Sites Utilization Program, which is administered by the CDC. The CDC, in conjunction with the Housing Authority's City of Industry Program, may authorize the acquisition, lease or sale of infill sites of no more than four units. The Program will serve to provide more housing opportunities for low and moderate income families, to make more efficient the delivery of smaller development and acquisition/rehabilitation projects and to assist in the elimination of blight. The Infill Program encompasses a variety of improved and unimproved sites.</p> <p>Between 2000 and 2007, 405 units were constructed in the County unincorporated areas using City of Industry funds, including:</p> <ul style="list-style-type: none"> <li>58 units for persons with mental disabilities</li> <li>0 units for persons with HIV/AIDS</li> <li>0 units for victims of domestic violence</li> <li>16 units for emancipated foster youth</li> <li>169 units for seniors</li> <li>29 rental units for other low and moderate income households</li> <li>133 for-sale units for low and moderate income households</li> </ul> <p><b>Continued Appropriateness:</b> This program represents a significant resource for affordable housing for persons with special needs. This is included in the 2008-2014 Housing Element as a funding source. Specific activities/programs funded by the City of Industry Funds are included in the 2008-2014 Housing Element as housing programs.</p>

**Table B-1**  
**Housing Element Implementation**

Program	Objectives	Accomplishments
<b>Priority 8: Housing Inspection and Monitoring Activities</b>		
58. Contract Shelter/Voucher Hotel Inspections	<ul style="list-style-type: none"> <li>Routinely inspect contract shelters (for homeless) and voucher hotels.</li> </ul>	<p>DPH Environmental Health continued to inspect contract shelters and voucher hotels monthly. If buildings do not meet standards and property owners fail to correct violations, their contracts would be terminated.</p> <p><b>Continued Appropriateness:</b> This program is a routine function of DPH and is not included in the 2008-2014 Housing Element as a specific housing program.</p>
59. Generalized Housing Inspection Program	<ul style="list-style-type: none"> <li>Inspect apartment developments and condominiums with five or more units and issue health licenses.</li> <li>Inspect single-family homes on a complaint basis.</li> </ul>	<p>DPH Environmental Health continued to inspect apartments and condominiums on a regular basis and inspect single-family homes on a complaint basis. The unincorporated areas have a housing inventory of 2,403 properties with five or more units and condominiums.</p> <p>Between 2000 and 2005, 15,385 code violations were issued on both single-family and multi-family properties.</p> <p><b>Continued Appropriateness:</b> This program is a routine function of DPH and is not included in the 2008-2014 Housing Element as a specific housing program.</p>
60. State Tax Penalties for Health, Safety, and Building Code Violations	<ul style="list-style-type: none"> <li>Report owners of apartment buildings who failed to make health and safety code corrections to the Franchise Tax Board.</li> </ul>	<p>Owners of apartment buildings who failed to make health and safety code corrections were referred to the Franchise Tax Board. These property owners were subsequently denied tax deductions on property taxes for the subject properties.</p> <p><b>Continued Appropriateness:</b> This program is a routine function of DPH and is not included in the 2008-2014 Housing Element as a specific housing program.</p>
61. Housing Task Force	<ul style="list-style-type: none"> <li>Investigate apartments with substantial health, building, and safety issues.</li> <li>Work with landlords to resolve violations.</li> </ul>	<p>The County has established Nuisance Abatement Teams (NATs), consisting of code inspectors from DPW, DRP, Public Health, District Attorney Investigators, Sheriff Department deputies and, on occasion, Animal Control and the Fire Department, to effectively and comprehensively respond to serious code violations. Currently, there are 19 established NATs operating throughout the unincorporated areas. Neighborhood Enhancements Teams (NETs), which consist of inspectors from DPW, DRP and law enforcement, proactively seek unsightly conditions affecting the appearance of properties. There are two established NETs operating in the unincorporated community of Florence-Firestone.</p> <p><b>Continued Appropriateness:</b> This program is a routine function of Housing Task Force and is not included in the 2008-2014 Housing Element as a specific housing program.</p>



## HOUSING ELEMENT

### Appendix B – Review of Past Accomplishments

#### Progress toward RHNA

Another component of this review is the County's progress toward fulfilling its share of the regional housing needs. For the purposes of the Regional Housing Needs Assessment (RHNA), however, a different timeframe is used. Because the RHNA for the previous Housing Element used January 1, 1998 as the baseline for growth projections, housing units created since January 1, 1998 can be credited toward the RHNA. As of December 31, 2005, 23,699 units were constructed in the unincorporated areas, representing about 45% of the County's RHNA for the planning period (Table B-2). However, less than 10% of the County's very low and low income RHNA requirements were achieved.

**Table B-2**  
**Progress toward RHNA**

<b>Construction Need</b>	<b>Very Low Income</b>	<b>Low Income</b>	<b>Moderate Income</b>	<b>Above Moderate Income</b>	<b>Total</b>
RHNA	9,019	7,519	9,859	25,835	52,232
Units Constructed	679	310	3,984	18,726	23,699
Remaining RHNA	8,340	7,209	5,875	7,109	28,533
% Completed	7.5%	4.1%	40.4%	72.5%	45.4%

Sources:

1. SCAG, *Regional Housing Needs Assessment, 2000*.
2. Los Angeles County Department of Public Works, Building & Safety Division for the number of dwelling units constructed during the period January 1, 1998-December 31, 2005
3. Los Angeles County Community Development Commission affordable housing development completions, January 1, 1998-December 31, 2005.

Note: Income categories based on a household of four members and the area median income, which is annually revised according to the U.S. Dept. of Housing and Urban Development.

## PREVIOUS PLANNING EFFORTS

The current Housing Element is preceded by other planning efforts concerning housing and community development since the passage of the State Housing Element Law in 1979.<sup>1</sup> The first Housing Element prepared by Los Angeles County in accordance with the State law was adopted in 1980.

### First Revision (1984) and Second Revision (1989) of the Housing Element

Local governments within the SCAG region were required to prepare and adopt the first two revisions of the Housing Element by July 1, 1984 for the First Revision, and July 1, 1989 for the Second Revision.

### Amendment on 'At Risk Housing' (1992)

In 1992, the County amended the Housing Element to be consistent with amendments to the State law, which required local governments to adopt an analysis and program for preserving existing assisted, multi-family rental housing developments that were at risk of conversion over the following ten years to non-low income uses as a result of terminated subsidy contracts, mortgage prepayment, or expiration of use restrictions.<sup>2</sup>

### Third Revision to the Housing Element (1998)

The Third Revision to Housing Elements for local jurisdictions in the SCAG region were originally due to the State in 1994. However, due to a lack of funding for SCAG to facilitate the RHNA, the State granted a time extension. In 1998, the State approved funding for SCAG to undertake the RHNA. However, due to subsequent delays in completing the RHNA process, the State approved an additional half-year extension, with a deadline to local jurisdictions to complete their Housing Elements by December 31, 2000. The Third Revision of the Housing Element Update was adopted by the Board of Supervisors on October 23, 2001.

### Fourth Revision to the Housing Element (2008)

The Fourth Revision to the Housing Element for local jurisdictions within the SCAG region was originally due to the State by July 1, 2006. However, due to a change in the State law that permitted SCAG to facilitate an integrated growth forecast for both the RHNA and the Regional Transportation Plan (RTP), the State extended the deadline for the Fourth Revision to July 1, 2008.

### Consolidated Plan for the Los Angeles Urban County

HUD annually awards funds to the County (and other qualifying local jurisdictions) for CDBG, HOME, Emergency Shelter Grant (ESG), and Housing Opportunities for People with AIDS (HOPWA) programs. To receive these program funds, a Consolidated Plan must be prepared. The CDC is the lead agency that prepares the Consolidated Plan and administers these programs. For purposes of receiving Federal formula grant funds, the Consolidated Plan applies to the Urban County, which comprises of the unincorporated areas and 47 cities that participate in the Urban County program by utilizing a portion of the County's CDBG allocation.

The Consolidated Plan is a 5-year planning strategy for housing and community development activities, and is developed to look at housing and community development from a comprehensive, jurisdiction-wide approach. Its primary purpose is to provide entitlement cities and urban counties with a collaborative consolidated planning process whereby a community establishes a unified vision for housing and community development, and communicates that vision to the public. The CDC is in the process of preparing the 2008-2013 Consolidated Plan, which updates the 2003-2008 Consolidated Plan. Consistency with the Consolidated Plan will be assessed when the new Consolidated Plan is adopted for the 2008-2013 period.

<sup>1</sup>Article 10.6 of the California Govt. Code beginning at Section 65580; added by Stats. 1980, Chapter 1143.

<sup>2</sup>California Govt. Code Section 65583 (a) and (b).

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## PUBLIC PARTICIPATION

The County implemented a wide range of outreach strategies, which resulted in an inclusive process that provided invaluable information to inform the preparation of the Housing Element. By facilitating community forums all across the unincorporated areas of the County, reaching out to members of the development community, and soliciting input from housing advocates and service providers, the County's staff and consultants effectively reached all socio-economic segments of the community.

### Community Forums on Housing Affordability

The County staff organized forums on housing issues with members of the public within the following unincorporated communities of Los Angeles County: Willowbrook, the Santa Monica Mountains, Marina del Rey, Florence-Firestone, Altadena, and the Antelope Valley. These forums took place between October 1 and November 14, 2007. Spanish translation services were provided at two meeting locations. The focus of the meetings was to inform the public of the Housing Element Update, as well as to gather input on existing housing needs and possible solutions to address the region's housing crisis.

The staff promoted the meetings by targeting neighborhood groups, canvassing communities, publishing newspaper notices, and mailing announcements to over 5,000 identified stakeholders and groups. The number of attendees ranged from six to 24 participants per meeting. However, the discussions provided a snapshot of the diverse housing needs and housing characteristics of the unincorporated communities of Los Angeles County.

Through the public participation process, members of the public expressed their concern over the growing unaffordability of housing. Participants also highlighted the need for a variety of housing types to accommodate people at different incomes and life stages, as well as the effects of the recent wave of foreclosures on their communities, particularly in the areas of South Los Angeles and the Antelope Valley. In terms of solutions, participants expressed the need for higher density housing near transit and commercial corridors, as well as mixed use developments. Also, the adoption of an inclusionary housing policy was often cited as a way to address the lack of affordable housing.

The public input matrix at the end of this appendix summarizes public input received during the housing forums. The matrix details public comments and where particular comments are addressed in the Housing Element, if applicable. Additionally, the matrix describes applicable goals, policies and/or programs within the Housing Element that address the input received.

### Collaboration with the Los Angeles County Community Development Commission

The County staff also attended four community meetings for the CDC-led Los Angeles County Consolidated Plan Update to distribute information on the Housing Element Update within the following unincorporated communities: Valinda, Hacienda Heights, East Rancho Dominguez and Val Verde. These meetings were held between September 12 and September 27, 2007.

On November 13, 2007, the staff participated in a joint Consolidated Plan Update and Housing Element Update focus group discussion on identifying and addressing regulatory barriers to affordable housing development. Those in attendance included County staff, homeless service providers, and affordable housing developers. Participants identified regulatory barriers to housing production, including the County's lengthy and complicated entitlement process for housing development. Participants suggested a streamlined, interagency (i.e., Regional Planning, Fire, and Public Works) approach to promoting housing development.

### **Meetings with Targeted Committees and Groups**

The Housing Element team also made presentations and solicited input from the Department of Regional Planning's Housing Advisory Committee (HAC), the Department of Public Works' Land Development Advisory Committee (LDAC), the Los Angeles County Special Needs Housing Alliance, and the Association of Rural Town Councils.

#### ***Housing Advisory Committee***

The HAC consists of for-profit and nonprofit housing developers, real estate professionals, community leaders, designers and various representatives from County Departments. The County staff and consultant facilitated discussions on the Housing Element with this group on August 2 and November 8, 2007. This group also identified the County's lengthy entitlement process as a constraint to housing development.

#### ***Land Development Advisory Committee***

In addition to County representatives, the LDAC consists of building industry representatives, housing developers, and engineers. At its meeting on September 11, 2007, the LDAC provided input to the County on constraints to housing development. Some identified constraints include large increases in construction costs and resistance to higher density housing.

#### ***Special Needs Housing Alliance***

The Los Angeles County Special Needs Housing Alliance consists of representatives from various County Departments, such as Children and Family Services, Mental Health, Probation, and Public Social Services, as well as service providers, representatives from other public agencies, and housing developers. The Alliance works to facilitate and execute projects that address the housing needs of the County's special needs populations. The staff attended the Alliance's meetings on September 20 and November 15, 2007 to obtain information on the housing needs of individuals who are most vulnerable to the housing crisis.

#### ***Association of Rural Town Councils***

The Association provides the 13 Town Councils in the Antelope Valley with opportunities to discuss important issues at its monthly meetings. On September 27, 2007, the County staff attended the Association's meeting in the Antelope Valley. Essentially, this meeting served as a precursor to the community meeting in the Antelope Valley.

### **Housing Element Update Web Site and Survey**

The County staff also developed a web site for posting information and updates on the Housing Element Update. Visitors to the web site can request to be added to the Housing Element Update mailing list, read summaries of the community meetings, and download a housing survey, which includes questions related to existing housing needs and future housing needs. The survey is available in English, Spanish and Mandarin. The staff also distributed the survey at the community meetings and with associated mailings. Furthermore, the staff posted a draft of the Housing Element Update in late February 2008, and provided the public with the opportunity to submit their comments on the draft Housing Element online.

**Public Input Matrix**

<b>Comments</b>	<b>Where addressed in Element</b>	<b>Goal/Policy/Program, and/or other comments</b>
Foreclosures are increasing rental demand, which negatively impacts communities.	Page 3-73; D-1	Program 28 – Homeowner Fraud Protection
Predatory lending is common, and is especially directed toward seniors.		Predatory lending is being addressed with both State and Federal legislation. However, the Homeowner Fraud Protection program offered by the County helps educate homeowners to detect potential fraud. The Housing Rights Center, the County’s fair housing service provider, also monitors lending activities for potential fair housing violations.
Encourage senior housing and “aging in place” for seniors.	Page 3-15	Policy 8.4. Through the County’s Countywide Rental Housing Development Program (Program 13), the County facilitates the development of a variety of special needs housing, including senior housing. In addition, the County facilitates the development of Single-Room Occupancy (Program 2, Removal of Governmental Constraints), which is an appropriate housing option for seniors.
Poor design and maintenance of some housing.	Page 1-2; 1-3	Goal 5; Policy 5.3; Goal 6; Policy 6.1. The County offers a variety of housing rehabilitation and acquisition/rehabilitation programs. These programs address housing maintenance and rehabilitation needs.
Overcrowding due to extended and multiple families living together and due to high housing prices.	Page 3-28	The County’s strategy toward overcrowding is to expand affordable housing opportunities, which allows families that are doubling up to obtain separate housing arrangements. In addition, room addition is an eligible activity under various housing rehabilitation programs when overcrowding is determined to be an issue.
Illegal conversions to rental units.		The County has a comprehensive code enforcement program that addresses the illegal conversion of garages or other spaces as rental units. In addition, the County has flexible development standards relating to accessory units, duplexes, and second units. These standards encourage property owners to pursue the legalization of the converted units.

**Public Input Matrix (continued)**

<b>Comments</b>	<b>Where addressed in Element</b>	<b>Goal/Policy/Program, and/or other comments</b>
Employer provided housing.		The Commercial Linkage Fee Program (Program 11) is included in the Housing Element to explore opportunities for establishing an affordable housing fee on nonresidential development.
Absentee landlords contribute to decreased quality of life.		The County has a comprehensive code enforcement program that addresses maintenance issues.
Coordinate planning, law enforcement, and fair housing functions to address concerns regarding halfway house and sober living facilities.		The Housing Element addresses policies and programs regarding the provision of transitional and supportive housing, including halfway houses and sober living facilities. However, law enforcement issues are beyond the scope of the Housing Element.
Increasing unaffordability and scarcity of mobile homes/mobile home parks.		Housing prices in the County, as in most southern California communities, have increased significantly in recent years. Such market forces have impacted all housing types, including mobilehome parks. The County continues to encourage the development of mobilehome parks in parts of the County where high density development may not be appropriate.
Fees and permits are barriers to housing development. Consider a sliding scale of fees to alleviate the barriers to smaller developments.	Page 3-31; 3-51 to 3-53	The County continues to monitor its fee schedule to ensure that it reflects the actual costs of providing facilities and services. Due to extensive infrastructure needs, development impact fees can be high. The County mitigates this constraint for affordable housing development by providing gap financing through the use of CDBG, HOME, City of Industry and Redevelopment Housing Set-Aside Funds. In addition, the Housing Element includes a program (Removal of Governmental Constraints) to address permitting requirements for special needs housing.
Abundance of undevelopable parkland and environmentally sensitive land is a barrier to development.	Page 1-2; 3-44; 3-67	The County is required under various local, State, and Federal laws to maintain a certain level of parkland provision and to protect environmentally-sensitive land.
Transportation limitations are a barrier to adequate housing.		The County encourages transit oriented development through Transit Oriented Districts (Program 6).



**Public Input Matrix (continued)**

<b>Comments</b>	<b>Where addressed in Element</b>	<b>Goal/Policy/Program, and/or other comments</b>
More affordable housing in distant locations may be negligible when commuting costs are considered.	Page 3-23 to 3-24	The County recognizes the transportation and infrastructure constraints of more remote locations. Therefore, affordable housing opportunities are typically concentrated in the urbanized unincorporated areas.
Consider inclusionary housing as a possible means to mitigate the housing crisis.	Page 3-31; D-1	The Housing Element includes the Inclusionary Housing Program (Program 10) to explore the potential of establishing such a program.
Consider rent control to mitigate high rental costs.	Page 3-31	Due to the 1995 Rental Housing Reform Act (Costa-Hawkins), rent control is no longer an effective approach to maintaining affordability. The Costa-Hawkins Act provides for vacancy decontrol of rent stabilized units, essentially allowing rent-stabilized units to mark up to market-rate rents whenever a unit is vacated by the tenants. The majority of rent-stabilized units in communities with rent control are not affordable to even moderate-income households.
Build more market rate housing to create more affordable housing.		The Housing Element includes a variety of housing programs that work to expand affordable housing opportunities.
Promote a diversity of housing types.	Page 1-2; 3-25; 3-31; 3-44	Goal 3; Policy 3.1. The Housing Element includes various housing programs to expand housing options, including small lot subdivisions (Program 12); second units (Program 8); emergency shelters, transitional housing, and supportive housing (Program 2); and transit-oriented developments (Program 6).
Displacement of residents during apartment renovations.		All County-initiated or funded projects are required to adhere to the displacement and relocation requirements of the State Community Redevelopment Law or the Federal Uniform Relocation Act.
Preserve existing affordable housing.	Page 3-37	Policy 7.2; The Housing Element includes Preservation of At-Risk Housing (Program 26). In addition, the County offers a variety of housing programs to help preserve and improve the quality of existing housing.

**Public Input Matrix (continued)**

<b>Comments</b>	<b>Where addressed in Element</b>	<b>Goal/Policy/Program, and/or other comments</b>
Encourage transit-oriented housing developments.	Page 1-2; 3-25; 3-31; 3-62 to 3-63; E-5	Both Affordable Housing Density Program (Program 3) and Transit Oriented Districts (Program 6) promote transit-oriented housing developments.
Lengthy and expensive housing development entitlement process.	Page 3-31; D-1 to D-2	Coordination and Implementation (Program 29) is intended to improve the development entitlement process.
Improve communication and coordination for planning and entitlement process.		Coordination and Implementation (Program 29) is intended to improve the communications and coordination among various departments in order to improve the entitlement process.
Increase outreach to housing stakeholders and community members.		The County has conducted extensive community outreach to housing stakeholders and community members for the development of the Housing Element. Several County commissions and committees serve as venues for public input – such as the Special Needs Housing Alliance, Housing Advisory Committee, and the Land Development Advisory Committee.
Encourage for-profit developers to cross-subsidize affordable projects.		The Inclusionary Housing Program (Program 10) and Affordable Housing Density Bonus Program (Program 3) encourage the provision of affordable housing by for-profit developers.
Encourage good infill design practices.		Infill Sites Utilization Program (Program 4) Second Unit Ordinance (Program 8), Small Lot Subdivision (Program 12) Transit Oriented Districts (Program 6) are programs in the Housing Element that encourage infill development and design.
Encourage partnerships between County, churches, local community economic development initiatives for more affordable and community appropriate housing types.		The County's Affordable Rental Housing Development Program (Program 13) and Land Banking/Write-Downs (Program 7) encourage partnerships with various groups for a variety of affordable housing types.
Review City of Los Angeles small lot subdivision ordinance.		Small Lot Subdivision (Program 12) is included in the Housing Element.

**Public Input Matrix (continued)**

<b>Comments</b>	<b>Where addressed in Element</b>	<b>Goal/Policy/Program, and/or other comments</b>
Promote mixed-use development and higher density residential development. Lack of supply of multi-family developments.	Chapter 3	Policy 2.2; Transit Oriented Districts (Program 6) is included in the Housing Element. The County recently approved a mixed use ordinance to incentivize the development of joint live and work units and vertical mixed use developments in commercial zones.
Provide pre-approved designs for second units, bungalows, and other housing types to mitigate lengthy entitlement process. Facilitate the process with a design competition.		Second Unit Ordinance (Program 8) is included in the Housing Element.
Promote jobs/housing balance.	Page 3-23	The Commercial Linkage Fee Program (Program 11) is included in the Housing Element to recognize the need to provide housing opportunities that match the economic/job development trends and patterns in the unincorporated areas.
Lack of infrastructure constrains housing development.	Page 2-39 to 2-40; Page 3-69 to 3-71	Policy 5.2 and the Priority Provision of Water and Sewer for Affordable Housing (Program 14) addresses the infrastructure constraints for affordable housing development.

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**TECHNICAL APPENDIX FOR THE MULTI-FAMILY REZONING PROGRAM (PROGRAM 44)  
FOR THE THIRD REVISION OF THE HOUSING ELEMENT (1998-2005)**

**INTRODUCTION**

The Third Revision of the Los Angeles County Housing Element for the 1998-2005 planning period concludes that the County did not have enough sites to accommodate the needs of very-low and lower income households, and includes a rezoning program for multi-family housing (Program 44 Identify Sites for Multi-Family Housing).<sup>1</sup> Over the past planning period and the gap period,<sup>2</sup> the Department of Regional Planning has reported on the progress of implementing Program 44 to HCD, including the establishment of the Housing Advisory Committee and the initiation of the Los Angeles County Infill Estimation Study, Phases I and II.<sup>3</sup> In recent months, the Department of Regional Planning (DRP) staff reviewed the methodology used to determine the need for Program 44, as well as the lack of technological capability at the time of preparation to determine the availability of adequate sites for multi-family housing. This review and other recent analyses, including Phase I of the Los Angeles County Infill Estimation Study (2006) and the adequate sites inventory for the Fourth Revision of the Housing Element, conclude that the County had adequate sites to meet the remaining RHNA of **15,961** units for very low- and lower income households for the 1998-2005 planning period.

**PART 1: REASSESSMENT OF PROGRAM 44**

There are 2.3 million parcels of land that make up the unincorporated areas of Los Angeles County, with approximately 4,062 acres of zone R3 (30du/acre) and 170 acres of zone R4 (50du/acre). In the past seven years, data resources and technology have provided an array of tools to accurately and thoroughly measure, by zoning category, the planned capacity and current utilization of all unincorporated County land.

The Third Revision of the Housing Element was prepared just prior to major developments in the DRP's Geographic Information Systems (GIS) technology and databases. While digitized features, such as city boundaries, SCAG subregions, census tracts and the roadway network had signaled the start of the County's efforts, at the time of preparation, the staff did not have access to parcel data.

**Timeline of the Development of GIS Capacity at the Department of Regional Planning**

<b>1998-1999</b>	In anticipation of the development of a Countywide parcel base file, which was being created by the Assessor, the DRP created digital data bases for the Countywide General Plan and the thirteen area and community plans.
<b>2000</b>	The Assessor completed the Countywide parcel data base and provided this file to the DRP, which established a framework for subsequent geographic overlays and data entries.
<b>2002-2004</b>	(2002-2004) Zoning for the unincorporated areas was converted from over 1500 paper maps to a GIS layer, registered with the Assessor's parcel data base.  (2003) The Assessor provided the "tax roll" data base, which provides information on each parcel, including: parcel size; improvements, including number and type of housing units, and year of primary construction; assessed values (land and improvements); ownership; and recorded date.

<sup>1</sup> Pursuant to subparagraph (A) of paragraph (1) of subdivision (c) of Section 65583 and subdivision (h) of Section 65583.2 of the Government Code.

<sup>2</sup> January 1, 2006 to beginning of the new Housing Element period. The General Plan Annual Progress Report that will be submitted to HCD by April 1, 2008 will cover the "gap period" from January 1, 2006-December 31, 2007.

<sup>3</sup> In conjunction with the Southern California Association of Governments (SCAG) and consultants Solimar Research Group (Phase I) and UCLA Center for Neighborhood Knowledge/Stan Hoffman and Associates (Phase II-in progress).

Presently, the County's GIS allows access to information about, and evaluation of, the County's 2.3 million parcels of land. With parcel-based information on land use policy, zoning and current land use from the Assessor, the staff is able to sort the parcels to identify vacant sites that have the appropriate land use policy designations and zoning that would enable the development of multi-family housing. In addition, with Assessor information, the staff can use various assumptions, such as land to improvement value ratio or building age, to identify potential underutilized sites.

Due to the lack of technological capability at the time of preparation of the Third Revision of the Housing Element, the staff relied on housing approvals data to estimate the availability of adequate sites to meet the County's RHNA. The Housing Element<sup>4</sup> estimated that the County only had adequate sites to accommodate 251 units out of the 16,212 units needed for very low- and lower income households for the 1998-2005 planning period. While the Housing Element also estimated the number of underutilized sites in the urban infill areas that may have had the potential to be redeveloped for multi-family housing, this estimate was not included in the overall totals. Without further assessment of the availability of adequate sites on the 4,000+ acres of multi-family designated unincorporated County areas, the Housing Element concluded the need for Program 44—a rezoning program to create additional multi-family sites to address the remaining shortfall of **15,961** units.

## **PART II: ANALYSES**

### **Los Angeles County Infill Estimation Study (Phase I)**

To estimate the potential for adequate infill sites in the unincorporated areas, the DRP, in conjunction with the Solimar Research Group and the Southern California Association of Governments (SCAG), completed Phase I of the Los Angeles County Urban Infill Estimation Study in 2006. This study focuses on the urban portions of the unincorporated areas, where most of the potential sites for qualifying multi-family housing are located. The study area does not include the Santa Monica Mountains, Santa Catalina Island, Marina del Rey, Santa Clarita Valley and Antelope Valley.

The study uses a GIS-based methodology with two levels of screening, each with its own set of assumptions, to determine the "infill potential." Sites with infill potential for the purpose of this study are vacant and underutilized; have the appropriate density for infill development; and meet certain assumptions built into the methodology. Level 1 screens out the following: parcels that are not developable due to size and Assessor land use category; parcels with recently constructed buildings; and parcels with existing uses built to more than 75% of the maximum allowable density. Level 2 further refines the results of Level 1 by screening out the following: parcels with existing uses built to more than 50% of the maximum allowable density; parcels meeting the minimum lot size requirements; and parcels with the potential to be redeveloped based on their Land to Improvement Value ratio. In addition, the study considers the potential for the development of second units and lower density multi-family housing, and considers the financial feasibility of infill development in five selected study areas.

The study has determined that the following inventory of underutilized parcels exist in the unincorporated County:

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<sup>4</sup> See Chapter 5, Land Inventory For Housing in the Third Revision of the Los Angeles County Housing Element (1998-2005).

<b>Level 1 Infill Capacity Results</b>			
<b>Level 1 Screens</b> - Remove parcels with Built Capacity greater than 75%. - Remove parcels with remaining capacity of less than 1 unit - Remove parcels developed from 1990 to present - Remove parcels with “Res Condo”; “Utility/Munici”; “Institutional”	<b>Permits densities at 30 du/acre or more</b>		<b>Remaining capacity (units)</b>
	<b>Commercial</b>	<b>Parcels</b> 6,598	57,198
	<b>Residential</b>	1,687	19,897

<b>Level 2 Infill Capacity Results</b>			
<b>Level 2 Screens</b> - All assumptions of Level 1 - Remove parcels smaller than 5,000 sq ft. - Remove parcels with Built Capacity greater than 50% - Remove parcels with Land to Improvement Value Ratio of 2 and greater - Drop parcels with remaining Capacity of less than 3	<b>Permits densities at 30 du/acre or more</b>		<b>Remaining capacity (units)</b>
	<b>Commercial</b>	<b>Parcels</b> 3,591	42,282
	<b>Residential</b>	814	16,397

There are several caveats to consider, such as the assumption that all screened commercial parcels will accommodate densities of 30 du/acre, or that 100% of all screened commercial and residential parcels will be built to their maximum allowable densities. In addition, with the exception of the five study areas, in which the staff reality-checked the results of the GIS analysis (through the use of recent aerial imagery and field checks) and manually removed parcels that are not developable, the remainder of the areas could potentially have sites that would have otherwise been removed due to environmental, physical or other constraints.

However, as a snapshot, the study does suggest that the “urban” portions of the unincorporated areas have a significant amount of underutilized and vacant parcels with densities of 30+du/acre than previously assumed.

### **Analysis of Multi-Family Housing Potential**

To further assess the capacity of sites for very low- and lower income households from the previous planning period, the staff conducted an additional analysis using current GIS technology. However, since data sets were not available to “recreate” a GIS analysis as it would have existed earlier, the analysis relies on a combination of housing approvals and Assessor data from the previous planning period, and assumptions from the adequate sites inventory for the Fourth Revision of the Housing Element. The analysis focuses on sites and projects that permit multi-family housing at densities of 30+du/acre in residential and commercial areas. In addition, the analysis considers housing set-asides for very low- and lower- income households that do not meet the 30+du/acre threshold and second units.<sup>5</sup>

<sup>5</sup> Throughout the analysis, the County acknowledges that it cannot be assumed that every parcel can be developed to its zoned maximum, due to various environmental and design factors. This analysis was conservative in assuming construction potential throughout the County.



The following areas were removed from the analysis:

- Parcels not served, or within close proximity to, essential infrastructure and public transportation/resources. Major portions of Antelope Valley, Santa Clarita Valley and Santa Monica Mountains were also excluded.
- Significant Ecological Areas (SEAs)
- Hillside Management Areas—land with a natural average slope of 25% or greater.
- Airport Land Use Areas

The staff considered the following categories in its reassessment of Program 44 in order to determine the capacity for very low- and lower income housing that existed within the previous Housing Element period:

- Affordable housing approved during the planning period that does not meet the 30+ du/acre threshold for very low- and lower income housing

These units are deed-restricted to be affordable to very low- and lower income households as a result of receiving a density bonus and/or affordable housing subsidies.

The staff tabulated the information based on a review of density bonus cases and information provided by the Los Angeles County Community Development Commission. In order to prevent double-counting, only affordable housing developments that do not meet the 30+du/acre threshold were included. In addition, for the purpose of this analysis, only the affordable housing set-asides are included in the inventory.

- Projects that meet the 30+du/acre threshold that have been built:

Using the Assessor information, the staff tabulated the number of multi-family units built during the previous planning period.

- Projects that meet the 30+du/acre threshold that have been approved, but not built:

In addition, the staff used Assessor information and housing approvals data to tabulate the number of qualifying multi-family housing developments that have been approved, but not built during the planning period.

- Vacant and Underutilized Parcels (Residential):

A list of vacant parcels from the Assessor parcel data base was refined to only include parcels with zoning that permit densities of 30+ units/acre, along with available service to all dry utilities. From the refined list, the staff applied the zoning density to the size of each parcel to determine the permitted maximum density. In addition, the staff utilized the results of the adequate sites inventory for the Fourth Revision of the Housing Element to make assumptions about the approximate availability of vacant parcels.

The current cost of providing land and infrastructure, the cost/time involved in transportation, and County infill incentives have hastened the more complete utilization of parcels that can often accommodate two, three, and even more times the number of units that exist on these lots. The staff also referred to the results of the adequate sites inventory to make assumptions about the approximate availability of underutilized parcels. As with the vacant parcel analysis, only those parcels that permit a density of 30+ du/acre have been included.

- Vacant and Underutilized Parcels (Commercial):

Although the County recently approved a mixed use ordinance, which streamlines the procedure for approving qualifying mixed use developments, residential uses in commercial zones, including solely residential

developments, were permitted during the last planning period with a conditional use permit. It is reasonable to assume that residential uses—typically at higher densities—will continue to be included as vacant and underutilized commercial parcels in the urban infill areas are further developed. The staff reduced the tabulated number by 50% to acknowledge that not all commercial parcels will be used for residential uses. As with the residential parcels, the staff referred to the adequate sites inventory for the Fourth Revision of the Housing Element to make assumptions about the approximate availability of vacant and underutilized commercial parcels.

- Transit Oriented Districts:

The Blue Line TOD, which was adopted in 1995, and the Green Line TOD, which was adopted in 2005 during the planning period, have increased the by-right potential for higher density housing where it can be most effective—near public transit. As both the County's Green Line and Blue Line TODs have strong provisions for incentivizing housing at 30+ du/acre, the staff separately tabulated the potential for qualifying multi-family units within the TODs.

- Second Units:

In the years since the adoption of the Second Unit ordinance in 2004, the number of second units approved has been increasing at a rate of 10%-20% per year.<sup>6</sup> It is conservative to say that in any one year that at least 100 units will be added by this incentive.<sup>7</sup> As second units are not income-restricted, but arguably provide an affordable housing option, the staff assumed that 50% of approved second units served very low- and lower income households within the previous planning period.

The following table summarizes the analysis and inventory described above.<sup>8</sup>

<b>Low Income Housing Units for Housing Element Planning Period January 1998 – June 2005<sup>9</sup></b>	
<b>Total Units</b>	<b>Category</b>
144	Projects with housing set-asides for very low- and lower income households from the density bonus program or affordable housing subsidies, which do not meet the 30+du/acre threshold
185	Projects that meet the 30 + du/acre threshold that have been built
131	Projects that meet the 30 +du/acre threshold that have been approved, but not yet built
1,463	Sites available on vacant residential parcels <sup>10</sup>
152	Sites available on vacant commercial parcels
5,776	Sites available on underutilized residential parcels <sup>11</sup>
6,392	Sites available on underutilized commercial parcels <sup>12</sup>
3,209	Sites within Transit Oriented Districts
50	Second units <sup>13</sup>
<b>17,502</b>	<b>Total multi-family and low income units</b>

<sup>6</sup> Los Angeles County Code Title 22, Section 22.52, Part 16, Second units

<sup>7</sup> Units approved (no CUP required): 2004=10; 2005=91; 2006=102; 2007=122

<sup>8</sup> Parcel-based data files and staff working papers are available to support these figures.

<sup>9</sup> Except as noted, the analysis excludes acreage within Significant Ecological Areas, Very High Fire Hazard Areas, Airport Land Use Areas, and remote areas of the County not served by utilities and public services. All categories involving vacant or underutilized residential parcels are zoned for a density of 30+ units/acre and the capacity reduced by 20% (assumed undevelopable). All categories involving vacant or underutilized commercial parcels reduced by 50% (assumed undevelopable or developed for commercial uses). Sites within Transit Oriented Districts are identified separately.

<sup>10</sup> Includes 990 units within the Santa Clarita Valley (Newhall Ranch) The Specific Plan contains a program requiring the provision of low- income units as the project is developed. Court challenges to the Newhall Specific Plan were dismissed in April 2004. Also includes 110 units required by the Marina del Rey Specific Plan.

<sup>11</sup> Does not include existing units.

<sup>12</sup> Does not include existing units.

<sup>13</sup> 101 applications for second units were approved during the planning period. While most second units are occupied by low income family members, as there is no income verification requirement, the total has been reduced by 50%.

Additional opportunities for multi-family housing sites through the General Plan Infill Policy:

The staff also identified parcels with multi-family zoning, but with a lower density General Plan Land Use Policy designation, which would accommodate an additional 10,669 units (using the parameters from the table above, and only within areas covered by the Countywide General Plan.) These parcels technically cannot be included in the inventory above, as some of the sites could potentially require a General Plan amendment to develop to the zoning limits. However, through the General Plan Infill Policy, there are certain urban infill sites that may be approved at higher densities if certain findings, such as compatibility of surrounding neighborhood uses, etc., can be made. This feature is reflective of 1) the County's commitment to encouraging infill and redevelopment, and 2) the lack of neighborhood detail available in 1982 when the General Plan Land Use Policy Map was adopted.

## **CONCLUSION**

Technology and data unavailable at the time of the Third Revision of the Housing Element now provide evidence that the County had a sufficient amount of adequate sites available to address the remaining shortfall of **15,961** units needed for very low- and lower income households, as described in Program 44. In addition to looking backward at multi-family housing and affordable housing approvals, recent analyses, including the Los Angeles County Infill Estimation Study Phase I and the adequate sites inventory of the Fourth Revision of the Housing Element, suggest that the County had a sufficient amount of adequate sites than previously assumed.

**PROGRESS REPORT ON THE IMPLEMENTATION OF THE FARMWORKER  
HOUSING ASSISTANCE PROGRAM (PROGRAM 43) FOR THE THIRD REVISION  
OF THE HOUSING ELEMENT (1998-2005)**

The Third Revision of the Housing Element includes Program 43, a program to encourage the provision of sites for housing for agricultural workers.<sup>1</sup> Program 43 requires zoning ordinance amendments to define “farmworker” and “farmworker housing,” and to permit farmworker housing through a ministerial procedure in the agricultural zones (A-1, A-2, A-2-H), subject to certain development standards and in compliance with all State and Federal employee housing laws. In addition, Program 43 requires outreach efforts to encourage the use of the new regulations and to provide assistance to non-profit providers of farmworker housing.

The County staff anticipates the completion of the Farmworker Housing Ordinance by the Fall of 2008, with outreach efforts to follow upon completion of the Ordinance. Since May 2007, the staff has undergone a comprehensive analysis of farmworker housing issues in Los Angeles County, which includes GIS analyses, site visits and an extensive literature review. The staff has prepared a draft background report to document the housing needs of farmworkers and to analyze the agricultural land use patterns in the North County. Some of the major findings of the draft report include:

- There are between 7,000 and 10,000 estimated farmworkers living in Los Angeles County; however, it is difficult to identify the exact number of unaccompanied farmworkers. In addition, this number does not reflect the needs of the families of farmworkers.
- A survey of local ordinances and case studies show that farmworker housing needs are addressed through multiple housing types, including onsite group quarters, family rental and owner-occupied housing near commercial centers.
- There are very few existing farm worker housing projects in Los Angeles County, including subsidized affordable housing developments for farmworkers and group quarters.
- A majority of farming activities and agriculturally zoned land are concentrated in North Los Angeles County. There are currently no policies in place to actively preserve prime farmland, and farming activities, overall, are declining.

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<sup>1</sup> 2001 Housing Element, 9-65.

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## SOURCES

The revised Housing Element for the 2008-2014 planning period utilized the most current data available at the time of preparation, including data from the following major sources:

- California Department of Housing and Community Development.
- California Department of Finance.
- California Employment Development Department.
- California Housing Partnership Corporation.
- California Government Code.
- DQNews. [www.dqnews.com](http://www.dqnews.com).
- Los Angeles County Community Development Commission, *2003-2008 Consolidated Plan*.
- Los Angeles County Department of Public Works, *Hydrologic Report: 2000-2001*.
- Los Angeles County Department of Regional Planning, *General Plan Annual Progress Report*, 2003, 2004, 2005, 2006, 2007.
- Los Angeles County Department of Regional Planning, Geographic Information Systems Section.
- Los Angeles County Department of Regional Planning, Electronic Development and Permit Tracking System.
- *Los Angeles County General Plan, 1980*.
- *Los Angeles County Draft Preliminary General Plan, 2007*.
- *Los Angeles County Housing Element, 1998-2005*.
- Los Angeles County Code Title 21 (Subdivisions) and Title 22 (Planning and Zoning).
- Los Angeles Homeless Services Authority, *Continuum of Care Strategy*.
- Shelter Partnership, Inc., *A Strategic Housing Plan for Special Needs Populations in Los Angeles County*, September 2005.
- Southern California Association of Governments, *Regional Housing Needs Assessment*, July 2007.
- Southern California Association of Governments, *2004 Growth Forecast*.
- U.S. Census Bureau, 2000.

Footnoted throughout the Housing Element are other reports and information sources used in the analysis of housing issues in the County. In addition, this Housing Element uses data reported on different levels: Countywide, Urban County or unincorporated areas.

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**LIST OF ACRONYMS**

ACS	American Community Survey, U.S. Census
ADA	Americans with Disabilities Act
AHOP	Affordable Homeownership Opportunities Program
AHS	American Housing Survey, U.S. Census
ALUC	Airport Land Use Committee
AMI	Area Median Income
CalWORKs	California Work Opportunities and Responsibility for Kids
CBO	Community Based Organization
CCC	California Coastal Commission
CDBG	Community Development Block Grant
CDC	Los Angeles County Community Development Commission
CDP	Census Designated Place
CEO	Chief Executive Office
CEQA	California Environmental Quality Act
CET	Community Enhancement Team
CFLT	Community Foundation Land Trust
CGP	Comprehensive Grant Program
CHAS	Comprehensive Housing Affordability Strategy
CHDO	Community Housing Development Organization
CLT	Community Land Trust
CPD	Commercial Planned Development
CRL	Community Redevelopment Law
CSD	Community Standards District
CUP	Conditional Use Permit
DMH	Department of Mental Health
DOF	Department of Finance
DP	Development Program
DPH	Department of Public Health
DPSS	Los Angeles County Department of Public Social Services
DPW	Los Angeles County Department of Public Works
DRP	Los Angeles County Department of Regional Planning
du/ac	dwelling unit per acre
EEBUA	Energy Efficiency Based Utility Allowance
ERB	Environmental Review Board
ESG	Emergency Shelter Grant
ESHA	Environmentally Sensitive Habitat Area
FD	Fire Department
FEMA	Federal Emergency Management Agency
FMR	Fair Market Rent
FY	Fiscal Year
GIS	Geographic Information Systems
HAC	Housing Advisory Committee
HACOLA	Housing Authority of the County of Los Angeles
HCD	California Department of Housing and Community Development
HM	Hillside Management
HMDA	Home Mortgage Disclosure Act
HOME	Home Investment Partnership Program
HOP	Home Ownership Program

**HOUSING ELEMENT**  
**Appendix H – Acronyms and Glossary**

HOPWA	Housing Opportunities for People with AIDS
HUD	U.S. Department of Housing and Urban Development
IRWMP	Integrated Regional Water Management Plan
LAHSA	Los Angeles Homeless Services Authority
LCP	Local Coastal Program
LID	Low Impact Development
LIHTC	Low Income Housing Tax Credit
LIP	Local Implementation Program
LUP	Land Use Plan
MCC	Mortgage Credit Certificate
MFI	Median Family Income
MSA	Metropolitan Statistical Area
MWD	Metropolitan Water District
NAHA	National Affordable Housing Act
NAT	Nuisance Abatement Team
NOFA	Notice of Funding Availability
NPDES	National Pollutant Discharge Elimination System
PHA	Public Housing Authority
RFP	Request for Proposal
RHNA	Regional Housing Needs Assessment
RPC	Regional Planning Commission
RTP	Regional Transportation Plan
S+C	Shelter Plus Care
SB	Senate Bill
SCAG	Southern California Association of Governments
SCHFA	Southern California Housing Finance Agency
SEA	Significant Ecological Area
SEATAC	Significant Ecological Areas Technical Advisory Committee
SHP	Supportive Housing Program
SPA	Service Planning Area
SRO	Single Room Occupancy housing unit
SWP	State Water Project
TOD	Transit Oriented District
ZOUP	Zoning Ordinance Update Program

GLOSSARY

**Above Moderate Income:** Persons or households earning more than 120% of the area median income (AMI), adjusted for family size.

**Acre, Gross:** The entire acreage of a site. Most communities calculate gross acreage to the centerline of proposed bounding streets and to the edge of the right-of-way of existing or dedicated streets.

**Acre, Net:** The portion of a site that can actually be built upon. The following generally are not included in the net acreage of a site: public or private road rights-of-way, public open-space, and flood ways.

**Affordability Covenant:** A property title agreement that places resale or rental restrictions on a housing unit.

**Affordable Housing:** Under State and Federal statutes, housing that costs generally no more than 30 to 35% of the gross household income, depending on tenure. Housing costs include rent or mortgage payments, utilities, taxes, insurance, homeowner association fees, and other costs.

**Affordable Housing Cost:** Affordable housing costs for assisted owner-occupied units are determined using the income limits set forth by the State Department of Housing and Community Development (HCD). For extremely low income households, affordable housing costs do not exceed 30% of 30% of the area median income (AMI); for very low income households, 30% of 50% of AMI; for lower income households, 30% of 70% of AMI; for moderate income households, the affordable housing cost is between 28% of gross household income and 35% of 110% of AMI.

**Affordable Rent:** For assisted rental housing units, rents are determined using the income limits set forth by the State Department of Housing and Community Development (HCD). For extremely low income housing units, rents are 30% of 30% of the area's median income (AMI); for very low income units, 30% of 50% of AMI; for lower income units, 30% of 60% of AMI; for moderate income units: 30% of 110% of the AMI.

**Annexation:** The incorporation of land area into the jurisdiction of an existing city with a resulting change in the boundaries of that city.

**Area Median Income (AMI):** The State Department of Housing and Community Development (HCD) adjusts each county's median family income, as determined by the United States Department of Housing and Urban Development (HUD) for its Section 8 Housing Voucher Program, to reflect economic conditions in each county in the State. AMI is used to set affordability levels for State housing programs, and is revised annually.

**Assisted Housing:** Housing that has been subsidized by Federal, State, or local housing programs.

**At-Risk Housing:** Multi-family rental housing that is at risk of losing its status as housing affordable to low and moderate income tenants due to the expiration of Federal, State or local agreements.

**California Department of Housing and Community Development (HCD):** The State department responsible for administering State-sponsored housing programs and for reviewing housing elements to determine compliance with the State Housing Element Law.

**California Housing Finance Agency (CalHFA):** A State agency, established by the Housing and Home Finance Act of 1975, which is authorized to sell revenue bonds and generate funds for the development, conservation and rehabilitation of low and moderate income housing.

**California Work Opportunities and Responsibility for Kids (CalWORKs):** The CalWORKs program provides temporary financial assistance and employment focused services to families with minors who have income and property below State maximum limits for their family size.

**Census:** The official United States decennial enumeration of the population conducted by the U.S. Bureau of the Census.

**Community Development Block Grant (CDBG):** A grant program administered by the U.S. Department of Housing and Urban Development (HUD). This grant allots money to cities and counties for housing rehabilitation and community development activities, including public facilities and economic development.

**Condominium:** A building or group of buildings in which units are owned individually, but the structure, common areas and facilities are owned by all owners on a proportional, undivided basis.

**Density:** The number of dwelling units per unit of land. Density is usually expressed "per acre," e.g., a development with 100 units located on 20 acres has density of 5.0 units per acre.

**Density Bonus:** The allowance of additional residential units beyond the maximum allowable density in exchange for the provision or preservation of affordable housing units at the same site or at another location.

**Development Impact Fees:** A fee or charge imposed on developers to pay for a local jurisdiction's costs of providing services to new development.

**Development Right:** The right granted to a land owner or other authorized party to improve a property. Such right is usually expressed in terms of a use and intensity allowed under the existing zoning regulation. For example, a development right may specify the maximum number of residential dwelling units permitted per acre of land.

**Dwelling, Multi-family:** A building containing two or more dwelling units for the use of individual households; an apartment or condominium building is an example of this dwelling unit type.

**Dwelling, Single-family Attached:** A one-family dwelling attached to one or more other one-family dwellings by a common vertical wall. Row houses and town homes are examples of this dwelling unit type.

**Dwelling, Single-family Detached:** A dwelling not attached to any other dwelling, which is designed for and occupied by not more than one family and surrounded by open space or yards.

**Dwelling Unit:** One or more rooms, designed, occupied or intended for occupancy as separate living quarters, with cooking, sleeping and sanitary facilities provided within the unit for the exclusive use of a household.

**Elderly Household:** As defined by HUD, elderly households are one-or two-member (family or non-family) households in which the head or spouse is age 62 or older.

**Element:** A division or chapter of the General Plan.

**Emergency Shelter:** A facility that provides shelter to homeless households and/or homeless individuals on a limited short-term basis.

**Emergency Shelter Grants (ESG):** A grant program administered by the U.S. Department of Housing and Urban Development (HUD) provided on a formula basis to large entitlement jurisdictions.

**Entitlement Jurisdiction:** A local jurisdiction, which based on its population, is entitled to receive funding directly from HUD. Examples of entitlement programs include CDBG, HOME and ESG. An entitlement city must have a population of 50,000 or more. An entitlement Urban County must have a population of 200,000 or more, including residents in the unincorporated areas and in small cities that do not independently qualify as entitlement cities (with less than 50,000 residents).

**Extremely Low Income:** Persons or households earning less than 30% of the area median income (AMI), but at least the minimum Social Security Income (SSI). The 30% of AMI is calculated using 60% of the very low income limit for the corresponding household size.

**Fair Market Rent (FMR):** Fair Market Rents (FMRs) are rental rates defined by HUD as the median gross rents charged for available standard units in a county or Standard Metropolitan Statistical Area (SMSA). Fair Market Rents are used for the Section 8 Rental Program and many other HUD programs, and are published annually by HUD.

**First-Time Home Buyer:** Defined by HUD as an individual or family who has not owned a home during the three-year period preceding the HUD-assisted purchase of a home. local jurisdictions may adopt local definitions for first-time homebuyer programs that differ from non-federally funded programs.

**Floor Area Ratio (FAR):** The gross floor area of all buildings on a lot divided by the lot area; usually expressed as a numerical value (e.g., a building having 10,000 square feet of gross floor area located on a lot of 5,000 square feet in area has a FAR of 2:1).

**General Plan:** The General Plan is a legal document, adopted by the legislative body of a city or county, setting forth policies regarding long-term development. California law requires the preparation of seven elements or chapters in the General Plan: Land Use, Housing, Circulation, Conservation, Open Space, Noise, and Safety. Additional elements, such as Economic Development, Urban Design and similar local concerns, are permitted.

**Group Quarters:** A facility that houses unrelated persons not living in households (U.S. Census definition). Examples of group quarters include institutions, dormitories, shelters, military quarters, assisted living facilities and other quarters, including single room occupancy housing.

**Growth Management:** Techniques used by a government to regulate the rate, amount, location and type of development.

**Home Mortgage Disclosure Act (HMDA):** The Home Mortgage Disclosure Act requires larger lending institutions making home mortgage loans to publicly disclose the location and disposition of home purchase, refinance and improvement loans. Institutions subject to HMDA must also disclose the gender, race, and income of loan applicants.

**HOME Program:** The HOME Investment Partnership Act, Title II of the National Affordable Housing Act of 1990. HOME is a Federal program administered by HUD that provides formula grants to states and localities to fund activities that build, buy, and/or rehabilitate affordable housing for rent or home ownership, or provide direct rental assistance to low income people.

**Homeless:** Households and individuals whose primary nighttime residence is a public or private place not designed for, or ordinarily used as, a regular sleeping accommodation (e.g., the street, sidewalks, cars, vacant and abandoned buildings). Sheltered homeless are families and persons whose primary nighttime residence is a supervised publicly or privately operated shelter (e.g., emergency, transitional, battered women, and homeless youth shelters; and commercial hotels or motels used to house the homeless).

**Household:** The Census Bureau defines a household as all persons living in a housing unit whether or not they are related. A single person living in an apartment as well as a family living in a house is considered a household. A household does not include individuals living in dormitories, prisons, convalescent homes, or other group quarters. Pursuant to HUD, households are defined as follows: small—two to four non-elderly persons; large—5 or more members; or senior—over age 62.

**Housing Opportunities for Persons with AIDS (HOPWA):** The HOPWA Program was established by HUD to address the specific needs of persons living with HIV/AIDS and their families. HOPWA makes grants to local communities, states and nonprofit organizations for projects that benefit low income persons medically diagnosed with HIV/AIDS and their families.

**Housing Problems:** Defined by HUD as a household that: (1) occupies a unit with physical defects (lacks complete kitchen or bathroom); (2) meets the definition of overcrowded; or (3) spends more than 30% of income on housing cost.

**Housing Stock:** All housing units, occupied or vacant, located in a specific geographic area.

**Housing Subsidy:** Housing subsidies refer to government assistance aimed at reducing housing sales or rent prices to more affordable levels. There are two general types of housing subsidies. Where a housing subsidy is linked to a particular house or apartment, housing subsidy is "project" or "unit" based. In Section 8 rental assistance programs, the subsidy is linked to the family and assistance provided to any number of families accepted by willing private landlords. This type of subsidy is said to be "tenant based."

**Housing Unit:** A room or group of rooms used by one or more individuals living separately from others in the structure, with direct access to the outside or to a public hall.

**Income Limits:** The State determines income limits for extremely low, very low and lower income households based on equivalent limits established by the U.S. Department of Housing and Urban Development (HUD) for its Section 8 program. In addition, the State determines income limits for moderate income households. Income limits are adjusted for family size and revised annually.

**Joint Live and Work Unit:** A dwelling unit comprised of both living space and work space, where either a residential use or a commercial use can be the primary use.

**Large Household:** A household with five or more members.

**Los Angeles Homeless Services Authority (LAHSA):** A City-County Joint Powers Authority, an independent unit of local government, formed to address the problems of homelessness on a regional basis. As an administrative entity, LAHSA contracts with community-based nonprofit agencies to provide homeless services throughout Los Angeles County. LAHSA advocates for the needs of homeless people, plans for and funds homeless services through contracted providers, and ensures effective use of public resources through program and fiscal monitoring of funded programs.

**Lower Income:** Generally, persons or households earning 80% of area median income (AMI). For purposes of qualifying for assisted housing, low income households include very low income households, and extremely low income households.

**Low Income Housing Tax Credit (LIHTC):** The Low Income Housing Tax Credit (LIHTC) was created by the Tax Reform Act of 1986. Under the LIHTC program, states issue Federal tax credits for the acquisition, rehabilitation, or new construction of affordable rental housing. The credits can be used by property owners to offset taxes on other income, and are generally sold to outside investors to raise initial development funds for a project.

**Market Rate Housing:** Housing available on the open market without any subsidy of which the price is determined by the market forces of supply and demand.

**Moderate Income:** Generally, persons or households earning between 100% and 120% of the area median income (AMI), adjusted for family size. For purposes of qualifying for assisted housing, moderate income includes lower income households, very low income households, and extremely low income households.

**Modular Housing:** Housing constructed of manufactured components and partially assembled at the site. Also referred to as manufactured housing or factory built housing.

**Overcrowding:** A household with more than one person per room, excluding bathrooms, kitchens, hallways, and porches. Severe overcrowding is defined as a household with greater than 1.5 persons per room.

**Overpayment:** The extent to which gross housing costs, including utility costs, exceed 30% of gross household income, based on data published by the Census Bureau. Severe overpayment exists if gross housing costs exceed 50% of gross income. Overpayment is also referred to as cost burden.

**Parcel:** The basic unit of land entitlement. A designated area of land established by plat, subdivision, or otherwise legally defined and permitted to be used, or built upon.

**Physical Defects:** A housing unit that lacks a complete kitchen or bathroom facilities. Local jurisdictions may expand the Census definition in defining units with physical defects.

**Project-Based Rental Assistance:** Rental assistance provided for a project, not for a specific tenant. A tenant receiving project-based rental assistance gives up the right to that assistance upon moving from the project.

**Public Housing:** A project-based low-rent housing program operated by independent local public housing authorities. A low income family applies to the local public housing authority in the area in which they want to live.

**Reasonable Accommodation:** In the context of the Housing Element, reasonable accommodation refers to providing flexibility in the application of land use and zoning regulations or, in some instances, even a waiver of certain restrictions or requirements in order to achieve equal access to housing.

**Redevelopment Agency:** California Redevelopment Law provides local jurisdictions with the authority to establish a Redevelopment Agency with the scope and financing mechanisms necessary to remedy blight and provide stimulus to eliminate deteriorated conditions. The Law provides for the planning, development, redesign, clearance, reconstruction, or rehabilitation, or any combination of these, and the provision of public and private improvements as may be appropriate or necessary in the interest of the general welfare by the Agency. The Redevelopment Law requires an Agency to set aside 20% of all tax increment dollars generated from each redevelopment project area for the purpose of increasing and improving the community's supply of housing for low and moderate income households. The Redevelopment Agency for the unincorporated areas of Los Angeles County is the Community Development Commission (CDC).

**Regional Housing Needs Assessment or Allocation (RHNA):** The Regional Housing Needs Assessment (RHNA) is based on projections of population growth and housing unit demand, and assigns a share of the region's future housing need to each local jurisdiction within the SCAG (Southern California Association of Governments) region. The housing need numbers serve as the basis for the update of the Housing Element.

**Rehabilitation:** The upgrading of a building previously in a dilapidated or substandard condition for human habitation or use.



**Second Unit:** A self-contained living unit, either attached to or detached from, and in addition to, the primary residential unit on a single lot.

**Section 8 Rental Voucher Program:** A tenant-based rental assistance program that subsidizes a household's rent in a privately-owned house or apartment. The program is administered by local public housing authorities. Assistance payments are based on 30% of household annual income. Households with incomes of 50% or below the area median income are eligible to participate in the program.

**Service Needs:** The particular services required by special needs groups, typically including transportation, personal care, housekeeping, counseling, meals, case management, personal emergency response, and other services preventing premature institutionalization and assisting individuals to continue living independently.

**Small Household:** Pursuant to HUD definition, a small household consists of two to four non-elderly persons.

**Southern California Association of Governments (SCAG):** The Southern California Association of Governments is a regional planning agency, which encompasses six counties: Imperial County, Riverside County, San Bernardino County, Orange County, Los Angeles County and Ventura County. SCAG is responsible for preparing the Regional Housing Needs Assessment (RHNA).

**Southern California Housing Finance Agency (SCHFA):** A joint powers authority between Los Angeles and Orange Counties formed in June 1988 to issue tax-exempt mortgage revenue bonds for low and moderate income first time homebuyers. The program is administered by the Community Development Commission of the County of Los Angeles and County Executive Office of the County of Orange on behalf of the SCHFA.

**Special Needs Groups:** Segments of the population that have a more difficult time finding decent affordable housing due to special circumstances. The State Housing Element Law identifies the elderly, disabled, large families, single-parent households, farmworkers, and the homeless as special needs groups. A local jurisdiction may also consider additional special needs, such as students, military households, etc.

**Subdivision:** The division of a lot, tract or parcel of land in accordance with the Subdivision Map Act (California Government Code Section 66410 et seq.).

**Substandard Housing:** Housing that does not meet the minimum standards contained in the State Housing Code (i.e., does not provide shelter, endangers the health, safety or well-being of occupants). Local jurisdictions may adopt more stringent local definitions of substandard housing.

**Substandard, Suitable for Rehabilitation:** Substandard units that are structurally sound and for which the cost of rehabilitation is considered economically warranted.

**Substandard, Needs Replacement:** Substandard units that are structurally unsound and for which the cost of rehabilitation is considered infeasible, such as instances where the majority of a unit has been damaged by fire.

**Supportive Housing:** Housing that includes a supportive service component.

**Supportive Services:** Services provided to residents of supportive housing for the purpose of facilitating the independence of residents. Some examples are case management, medical or psychological counseling and supervision, child care, transportation, and job training.

**Tenant-Based Rental Assistance:** A form of rental assistance in which the assisted tenant may move from a dwelling unit with a right to continued assistance. The assistance is provided for the tenant, not for the project.

**Transitional Housing:** Transitional housing is temporary (often six months to two years) housing for a homeless individual or household transitioning to permanent housing. Transitional housing often includes a supportive service component (e.g., job skills training, rehabilitation counseling, etc.) to allow individuals to gain necessary life skills in support of independent living.

**U.S. Department of Housing and Urban Development (HUD):** The cabinet level department of the Federal government responsible for housing, housing assistance, and urban development at the national level. Housing programs administered through HUD include Community Development Block Grant, HOME and Section 8, among others.

**Very Low Income:** Persons or households earning not more than 50% of the area median income (AMI), adjusted for family size. For purposes of qualifying for assisted housing, very low income households include extremely low income households.

**Zoning:** A land use regulatory measure enacted by local government. Zoning district regulations governing lot size, building bulk, placement, and other development standards vary from district to district, but must be uniform within the same district. Each city and county adopts a zoning ordinance specifying these regulations.

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**LIST OF QUALIFIED ENTITIES**

<b>Organization</b>	<b>Address</b>	<b>City</b>	<b>Zip</b>	<b>Phone Number</b>	<b>Contact Person</b>	<b>Added to List</b>	<b>Email Address</b>
A Community of Friends	3345 Wilshire Blvd., Ste. 1000	Los Angeles	90010	213.480.0809	J. Monique Lawshe	12/16/98	ACOF@Earthlink.Net
Access Community Housing, Inc.	2250 E. Imperial Highway, #200	El Segundo	90245	310.648.6648	Herb Child	12/23/98	
Affordable Homes	P.O. Box 900	Avilla Beach	93424	805.773.9628	Harold Rosen	12/24/98	Hrosen@email.msn.com
Affordable Housing People	7720 B El Camino Real, Ste. 159	Carlsbad	92009	760.436.5979	Lance Carnow	1/6/99	LANCECAR@MILL.NET
BRIDGE Housing Corporation	One Hawthorne, Ste. 400	San Francisco	94105	415.989.1111	Lydia Tan	12/28/98	ltan@bridgehousing.com
Century Housing Corporation	300 Corporate Pointe, Ste. 500	Culver City	90230	310.642.2007	Ken Reed	12/24/98	
Century Pacific Equity Corporation	1925 Century Park East, Ste. 1900	Los Angeles	90067	310.208.1888	Charles L. Schewennesen	2/4/04	
City Housing Real Estate Services	PO Box 561574	Los Angeles	90056	562.809.8152	Carmen Hill	10/11/06	CitiHousing20@aol.com
City of Pomona Housing Authority	505 South Garey Ave	Pomona	91766	909.620.2120	Hector Apodaca	12/23/98	Hector_Apodaca@ci.Pomana.Ca.Us
Coalition for Economic Survival	514 Shatto Place, Suite 270	Los Angeles	90020	213.252.4411	Alison Dickson	6/8/06	
Community Partnership Dev. Corp	7225 Cartwright Ave	Sun Valley	91352	818.503.1548	Ollie Mc Caulley	12/24/98	cpdc@earthlink.net
Community Rehabilitation Services, Inc	4716 Cesar E. Chavez Ave.	Los Angeles	90022	323.266.0453	Al Rivera	12/29/98	crscla@pacbell.net
DML & Associates Foundation	6043 Tampa Ave, Ste. 101A	Tarzana	91356	818.708.2710	Myron Lieberman	5/21/99	
Doty-Burton Associates	1224 East Wardlow Road	Long Beach	90807	562.595.7567	Stephen Doty	4/17/01	Sdoty@Lomco.com

**HOUSING ELEMENT**  
**Appendix I – List of Qualified Entities**

<b>Organization</b>	<b>Address</b>	<b>City</b>	<b>Zip</b>	<b>Phone Number</b>	<b>Contact Person</b>	<b>Added to List</b>	<b>Email Address</b>
East Los Angeles Community Corporation	530 South Boyle Avenue	Los Angeles	90033	323.269.4214	Robert Cox	7/13/01	rcox@eastlacc.org
Eden Housing, Inc.	409 Jackson St	Hayward	94544	510.582.1460	Catherine A. Merschel	12/24/98	Cmerschel@edenhousing.org
FAME Housing Corporation	2248 S. Hobart Blvd	Los Angeles	90018	323.737.0897	Peggy G. Hill	12/28/98	www.FAMECHURCH.ORG
Foundation for Affordable Housing, Inc.	2847 Story Rd	San Jose	95127	408.923.8260	Wallace K. Shepherd	12/30/98	Afrdblhsng@aol.com
Foundation for Quality Housing Opportunities, Inc.	4640 Lankershim Blvd., #204	North Hollywood	91602	818.763.0810	Sy or Gary Braverman	12/24/98	
Francis R. Hardy, Jr.	2735 W. 94th Street	Inglewood	90305	323.756.6533	Francis R. Hardy, Jr.	9/18/03	
Hart Community Homes	2807 E. Lincoln Ave	Anaheim	92086	714.630.1007	William Hart	12/27/05	
Hollywood Community Housing Corp.	1726 N. Whitley Ave	Hollywood	90028	323.469.0710	Christina V. Duncan	12/23/98	
Home and Community	2425 Riverside Place	Los Angeles	90039	213.910.9738	Sabrina Williams	11/28/05	
Hope - Net	760 S. Westmoreland Ave	Los Angeles	90005	213.389.9949	Canoace Whalen	12/23/98	hope-net@pacbell.net
Housing Authority of the City of Los Angeles	P.O. Box 17157, Foy Station	Los Angeles	90017	213.252.2701	Phillip DeLao	12/24/98	PHILLIPD@domain2.hacla.org
Housing Corporation of America	31423 Coast Highway, Ste. 7100	Laguna Beach	92677	323.726.9672	Carol Cromar	6/10/99	HCACCROMAR@DESSRETONLINE.COM
Jamboree Housing Corporation	2081 Business Center Dr #216	Irvine	92612	949.263.8676	Lila Lieberthal	12/24/98	Jamboree@ibm.net
Keller & Company	4309 Argos Drive	San Diego	92116		Chad Keller	2/8/06	

<b>Organization</b>	<b>Address</b>	<b>City</b>	<b>Zip</b>	<b>Phone Number</b>	<b>Contact Person</b>	<b>Added to List</b>	<b>Email Address</b>
Korean Youth & Community Center, Inc. (KYCC)	680 S. Wilton Place	Los Angeles	90005	213.365.7400	Jimmy Lee	1/19/99	
Latin American Civic Assoc.	340 Parkside Dr	San Fernando	91340	818.361.8641	Ray Valenzuela	12/23/98	
Long Beach Affordable Housing Coalition, Inc	110 West Ocean Blvd., # 350	Long Beach	90802	562.983.8880	H. Kim Huntley	5/19/99	LBAHC@EARTHLINK.NET
Los Angeles Center for Affordable Tenant Housing	1296 N. Fairfax Avenue	Los Angeles	90046	323.656.4410	Larry Gross	10/29/04	
Los Angeles Community Design Center	701 E. Third St., Ste. 400	Los Angeles	90015	213.629.2702 x734	Lisa Luboff	3/9/00	Ebarnes@lacdc.com or rcox@lacdc.com
Los Angeles Housing Department/ Policy Planning Unit	1200 W.7th Street, 9th Floor	Los Angeles	90017	213.808.8654	Franklin Campos	3/15/05	fcampos@lahd.lacity.org
Los Angeles Housing Partnership, Inc.	515 S Figueroa St. Ste. #940	Los Angeles	90071	213.629.9172	Louis J. Bernardy	12/24/98	ljbernardy@earthlink.net
Los Angeles Low Income Housing Corp. (LALIH)	1041 South Crenshaw	Los Angeles	90019	323.954.7575	Jim Peerson	12/29/00	peergroupcorp@earthlink.net
LTSC Community Development Corporation	231 East Third Street, Ste. G 106	Los Angeles	90013	213.473.1680	Erich Nakano	4/25/01	enakano@fc.ltsc.org
Many Mansions, Inc.	1459 E. Thousand Oaks Blvd., Ste.C	Thousand Oaks	91362	805.496.4948	Neil McGuffin	4/28/04	danhardy@west.net
Matinah Salaam	3740 Barrington Drive	Concord	94518	925.671.0725	Matinah Salaam	4/28/04	
Menorah Housing Foundation	1618 Cotner Avenue	Los Angeles	90025	310.477.4942	Anne Friedrich	11/20/01	afriedrich@menorahhousing.org

**HOUSING ELEMENT**  
**Appendix I – List of Qualified Entities**

<b>Organization</b>	<b>Address</b>	<b>City</b>	<b>Zip</b>	<b>Phone Number</b>	<b>Contact Person</b>	<b>Added to List</b>	<b>Email Address</b>
Nehemiah Progressive Housing Dev. Corp.	1851 Heritage Lane, Ste. 201	Sacramento	95860	916.231.1999	Kenneth Watkins	12/24/98	projmngn@nahemiahprogram.org
Nexus for Affordable Housing	1544 W. Yale Avenue	Orange	92867	714.282.2520	Bruce Solari	7/13/01	bruce@solari-ent.com
Orange Housing Development Corporation	414 E. Chapman Avenue	Orange	92866	714.288.7600 x 25	Todd Cottle	6/10/05	
PICO UNION HOUSING CORPORATION	1345 S. Toberman	Los Angeles	90015	213.252.1991	Genny R. Alberts	1/12/99	
Poker Flats LLC	1726 Webster	Los Angeles	90026		Jennifer B. Luria	2/8/06	
Shelter For The Homeless	15161 Jackson St.	Midway City	92655	714.897.3221	Jim Miller	1/6/99	shelter@compual.net
Skid Row Housing Trust	1317 E. 7th St	Los Angeles	90021	213.683.0522	Jim Bonar	12/23/98	
Southern California Housing Development Corp	8265 Aspen St., Ste. 100	Rancho Cucamonga	91730	909.483.2444	D. Anthony Mize	5/17/99	tmize@SCHDC.com
Southern California Presbyterian Homes	516 Burchett Street	Glendale	91203	818.247.0420	Sally Little	12/29/00	sallylittle@scphs.com
The East Los Angeles Community Union (TELACU)	5400 East Olympic Blvd., Ste. 300	Los Angeles	90022	323.721.1655	Jasmine Borrego	1/29/01	Jasminetrm@aol.com
The Long Beach Housing Development Co.	333 W. Ocean Blvd., 2nd Flr.	Long Beach	90802	562.570.6926	Diana V. McNeel	12/23/98	
West Hollywood Community Housing Corp.	8285 Sunset Blvd, Ste. 3	West Hollywood	90046	323.650.8771	Paul Zimmerman	12/23/98	
Winnetka King, LLC	23586 Calabasas Road, Ste. 100	Los Angeles	91302	818.222.2800 x204	Rick Macaya	4/28/04	













\*\*\*\*\* INITIAL STUDY \*\*\*\*\*

**COUNTY OF LOS ANGELES  
DEPARTMENT OF REGIONAL PLANNING**

GENERAL INFORMATION

I.A. Map Date: N/A

Staff Member: Connie Chung

Thomas Guide: N/A

USGS Quad: N/A

Location: Countywide (unincorporated)

Description of Project: The Housing Element is a legally required Element of the Los Angeles County General Plan. The proposed revision to the Housing Element serves as a policy guide for meeting the existing and future housing needs of all economic segments of the unincorporated areas of Los Angeles County for the period 2008 to 2014. Through an analysis of adopted land use policies, the Housing Element ensures that Los Angeles County properly plans for its fair share of the regional housing need. In addition, the Housing Element contains estimates of the existing and projected future housing needs, outlines strategies to address those needs, and identifies constraints to housing production. A detailed project description is attached.

Gross Area: Countywide

Environmental Setting: Countywide (urban, suburban, rural)

Zoning: Applicable to all zones that permit or conditionally permit residential uses, and where housing presently exists.

General Plan: Countywide

Community/Area Wide Plan: Countywide

**Major projects in area:**

Project Number

Description & Status

N/A

NOTE: For EIRs, above projects are not sufficient for cumulative analysis.

**REVIEWING AGENCIES**

Responsible Agencies

- ☐ None
- ☒ Regional Water Quality Control Board
- ☒ Los Angeles Region
- ☒ Lahontan Region
- ☒ Coastal Commission
- ☐ Army Corps of Engineers
- ☒ Caltrans
- ☒ CHP

Trustee Agencies

- ☒ None
- ☐ State Fish and Game
- ☐ State Parks

Special Reviewing Agencies

- ☐ None
- ☒ Santa Monica Mountains Conservancy
- ☐ National Parks
- ☐ National Forest
- ☒ Edwards Air Force Base
- ☒ Resource Conservation District of the Santa Monica Mtns.
- ☒ SCAG
- ☒ State of California Housing and Community Development Department
- ☒ State of California Office of Planning and Research
- ☒ AQMD
- ☒ Air Resource Board

Regional Significance

- ☐ None
- ☒ SCAG Criteria
- ☐ Air Quality
- ☐ Water Resources
- ☐ Santa Monica Mtns Area

County Reviewing Agencies

- ☐ Subdivision Committee
- ☒ DPW: Traffic and Lighting, Geotechnical and Materials Engineering, Grading and Drainage, Waterworks and Sewer Maintenance, Transportation Planning, Environmental Programs, and CEQA review
- ☒ Public Health
- ☒ Fire Department
- ☒ Sanitation Districts
- ☒ Public Library
- ☒ Sheriff
- ☒ Parks and Recreation

**IMPACT ANALYSIS MATRIX**

		ANALYSIS SUMMARY (See individual pages for details)			
CATEGORY	FACTOR	Pg	Less than Significant Impact/No Impact		
			Less than Significant Impact with Project Mitigation		Potentially Significant Impact
					Potential Concern
HAZARDS	1. Geotechnical	5	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	2. Flood	6	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	3. Fire	7	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	4. Noise	8	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
RESOURCES	1. Water Quality	9	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	2. Air Quality	10	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	3. Biota	11	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	4. Cultural Resources	13	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	5. Mineral Resources	14	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	6. Agriculture Resources	14	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	7. Visual Qualities	15	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SERVICES	1. Traffic/Access	16	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	2. Sewage Disposal	17	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	3. Education	18	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	4. Fire/Sheriff	19	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	5. Utilities	19	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
OTHER	1. General	20	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	2. Environmental Safety	21	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	3. Land Use	22	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	4. Pop./Hous./Emp./Rec.	23	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Mandatory Findings	24	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Environmental Finding:**

FINAL DETERMINATION: On the basis of this Initial Study, the Department of Regional Planning finds that this project qualifies for the following environmental document:

☒ NEGATIVE DECLARATION, inasmuch as the proposed project will not have a significant effect on the environment.

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was determined that the proposed Housing Element will not exceed the established threshold criteria for any environmental/service factor and, as a result, will not have a significant effect on the physical environment.

☐ MITIGATED NEGATIVE DECLARATION, inasmuch as the changes required for the project will reduce impacts to insignificant levels (see attached discussion and/or conditions).

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was originally determined that the proposed project may exceed established threshold criteria. The applicant has agreed to modification of the project so that it can now be determined that the project will not have a significant effect on the physical environment. The modification to mitigate this impact(s) is identified on the Project Changes/Conditions Form included as part of this Initial Study.

☐ ENVIRONMENTAL IMPACT REPORT\*, inasmuch as there is substantial evidence that the project may have a significant impact due to factors listed above as "significant."

☐ At least one factor has been adequately analyzed in an earlier document pursuant to legal standards, and has been addressed by mitigation measures based on the earlier analysis as described on the attached sheets (see attached Form DRP/IA 101). The EIR is required to analyze only the factors not previously addressed.

Reviewed by: Anne Russett, Regional Planning Assistant II, Housing Section Date: 6.12.08

Approved by: Connie Chung, AICP, Supervising Regional Planner, Housing Section Date: 6.12.08

## HAZARDS - 1. Geotechnical

### SETTING/IMPACTS

Yes No Maybe

- a. ☐ ☐ ☒ Is the project site located in an active or potentially active fault zone, Seismic Hazards Zone, or Alquist-Priolo Earthquake Fault Zone?  
Some of the unincorporated areas of Los Angeles County lie within a general region of known fault zones and seismic activity (per California Seismic Hazards maps, California Special Study Zones maps, Los Angeles County General Plan Safety Element Plate 1). The proposed Housing Element analyzes adopted land use policies and does not grant entitlements for any projects in an active or potentially active fault zone, Seismic Hazards Zone, or Alquist-Priolo Earthquake Fault Zone.
- b. ☐ ☐ ☒ Is the project site located in an area containing a major landslide(s)?  
There are some unincorporated areas of Los Angeles County that contain landslides and are not suitable for development (per Los Angeles County General Plan Safety Element Plate 5). However, the proposed Housing Element analyzes adopted land use policies and does not grant entitlements for any projects in an area containing a major landslide.
- c. ☐ ☐ ☒ Is the project site located in an area having high slope instability?  
There are some unincorporated areas of Los Angeles County that have slopes of 25% or greater where residential development may require site grading designs to stabilize slope conditions. However, the proposed Housing Element analyzes adopted land use policies and does not grant entitlements for any projects located in an area having high slope instability.
- d. ☐ ☐ ☒ Is the project site subject to high subsidence, high groundwater level, liquefaction, or hydrocompaction?  
There are some unincorporated areas of Los Angeles County that have high groundwater levels, and therefore, have the potential for liquefaction. Other areas have the potential for hydrocompaction and subsidence. These areas may not be suitable for development (per Los Angeles County General Plan Safety Element Plates 3 and 4). However, the proposed Housing Element analyzes adopted land use policies and does not grant entitlements for projects located in these areas.
- e. ☐ ☒ ☐ Is the proposed project considered a sensitive use (school, hospital, public assembly site) located in close proximity to a significant geotechnical hazard?  
The proposed Housing Element does not entail the construction of sensitive land uses, such as schools, hospitals, or public assembly sites.
- f. ☐ ☐ ☒ Will the project entail substantial grading and/or alteration of topography including slopes of more than 25%?  
The proposed Housing Element analyzes adopted land use policies and does not grant entitlements for any project. Furthermore, it does not revise, replace, or attempt to supersede existing standards and procedures to ensure compliance with County Codes and policies.
- g. ☐ ☐ ☒ Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?  
The proposed Housing Element analyzes adopted land use policies and does not grant entitlements for any project. It does not revise, replace, or attempt to supersede existing standards and procedures to ensure compliance with County Codes and policies.
- h. ☐ ☐ ☐ Other factors? \_\_\_\_\_

### STANDARD CODE REQUIREMENTS

- ☒ Building Ordinance No. 2225 C Sections 308B, 309, 310 and 311 and Chapters 29 and 70.



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☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot Size                      ☐ Project Design                      ☐ Approval of Geotechnical Report by DPW

**CONCLUSION**

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **geotechnical** factors?

☐ Potentially significant      ☐ Less than significant with project mitigation      ☒ Less than significant/No impact

## HAZARDS - 2. Flood

### SETTING/IMPACTS

Yes No Maybe

- a. ☐ ☐ ☒ Is a major drainage course, as identified on USGS quad sheets by a dashed line, located on the project site?  
*There are major drainage courses located within the unincorporated areas of Los Angeles County (per USGS maps). However, the proposed Housing Element does not grant entitlements for any projects. Future residential projects in these areas will require compliance with County Code requirements for setbacks or other measures to avoid flood hazard impacts, as well as General Plan policies that discourage development in flood prone areas.*
- b. ☐ ☐ ☒ Is the project site located within or does it contain a floodway, floodplain, or designated flood hazard zone?  
*There are some unincorporated areas of Los Angeles County that contain a floodway, floodplain, or designated flood hazard zone (per Los Angeles County General Plan Safety Element Plate 6). However, the proposed Housing Element does not grant entitlements for any projects. Future residential projects in these areas will require compliance with County Code requirements for setbacks or other measures to avoid flood hazard impacts, as well as General Plan policies that discourage development in flood prone areas.*
- c. ☐ ☐ ☒ Is the project site located in or subject to high mudflow conditions?  
*There are some unincorporated areas of Los Angeles County that are subject to high mudflow conditions. However, the proposed Housing Element does not grant entitlements for any projects. Future residential projects in these areas will require compliance with County Code requirements for setbacks or other measures to avoid mudflow impacts.*
- d. ☐ ☐ ☒ Could the project contribute or be subject to high erosion and debris deposition from run off?  
*Some portions of unincorporated Los Angeles County are subject to high erosion and debris disposition from run off. The proposed Housing Element analyzes adopted land use policies and does not grant entitlements for any projects. Furthermore, it does not revise, replace, or attempt to supersede existing standards and procedures to ensure compliance with County Codes and policies.*
- e. ☐ ☐ ☒ Would the project substantially alter the existing drainage pattern of the site or area?  
*There are some areas within unincorporated Los Angeles County where existing drainage patterns may be altered. The proposed Housing Element analyzes adopted land use policies and does not grant entitlements for any projects. Furthermore, it does not revise, replace, or attempt to supersede existing standards and procedures to ensure compliance with County Codes and policies.*
- f. ☐ ☐ ☐ Other factors (e.g., dam failure)? \_\_\_\_\_

### STANDARD CODE REQUIREMENTS

- ☒ Building Ordinance No. 2225 C Section 308A ☒ Ordinance No. 12,114 (Floodways)  
☐ Approval of Drainage Concept by DPW

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

REVISED DRAFT June 12, 2008

☐ Lot Size                      ☐ Project Design

**CONCLUSION**

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **flood (hydrological)** factors?

☐ Potentially significant      ☐ Less than significant with project mitigation      ☒ Less than significant/No impact

### HAZARDS - 3. Fire

#### SETTING/IMPACTS

- Yes No Maybe
- a. ☐ ☐ ☒ Is the project site located in a Very High Fire Hazard Severity Zone (Fire Zone 4)?  
Portions of unincorporated Los Angeles County lie within Very High Fire Hazard Severity Zones; however, the proposed Housing Element analyzes adopted land use policies and does not grant entitlements for any projects. Furthermore, it does not revise, replace, or attempt to supersede existing standards and procedures to ensure compliance with County codes and policies.
- b. ☐ ☐ ☒ Is the project site in a high fire hazard area and served by inadequate access due to lengths, widths, surface materials, turnarounds or grade?  
Portions of unincorporated Los Angeles County are located in high fire hazard areas and are inadequately served. The proposed Housing Element analyzes adopted land use policies and does not grant entitlements for any projects. Furthermore, it does not revise, replace, or attempt to supersede existing standards and procedures to ensure compliance with County codes and policies.
- c. ☐ ☐ ☒ Does the project site have more than 75 dwelling units on a single access in a high fire hazard area?  
Portions of unincorporated Los Angeles County have more than 75 dwelling units on a single access in a high fire hazard zone; however, the proposed Housing Element analyzes adopted land use policies and does not grant entitlements for any project. Furthermore, it does not revise, replace, or attempt to supersede existing standards and procedures to ensure compliance with County codes and policies.
- d. ☐ ☐ ☒ Is the project site located in an area having inadequate water and pressure to meet fire flow standards?  
Some areas of unincorporated Los Angeles County have inadequate water and pressure to meet fire flow standards; however, the proposed Housing Element does not grant entitlements for any projects in these areas. Projects proposed in these areas are subject to project-level review and must comply with County codes and General Plan policies that ensure adequate water supply and pressure to meet fire flow standards.
- e. ☐ ☐ ☒ Is the project site located in close proximity to potential dangerous fire hazard conditions/uses (such as refineries, flammables, explosives manufacturing)?  
Some areas of unincorporated Los Angeles County are located in close proximity to potential dangerous fire hazard conditions. The proposed Housing Element includes the identification of sites, which is based on adopted land use policies and estimates the potential capacity for meeting the County's regional housing needs. It is unlikely that these sites will be located near hazardous industrial facilities. Although some existing residences are located in close proximity to potentially hazardous conditions, the General Plan discourages future development in close proximity to these areas. Future projects must comply with County codes and policies that ensure the avoidance or mitigation of potentially dangerous fire hazard conditions, such as setbacks or fire-resistive structural design.
- f. ☐ ☒ ☐ Does the proposed use constitute a potentially dangerous fire hazard?  
The proposed Housing Element analyzes adopted land use policies. It does not grant entitlements for any projects that would constitute a potentially dangerous fire hazard and does not revise, replace, or attempt to supersede existing standards and procedures to ensure compliance with

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County codes and policies.

g. ☐ ☐ ☐ Other factors? \_\_\_\_\_

## STANDARD CODE REQUIREMENTS

☒ Water Ordinance No. 7834    ☒ Fire Ordinance No. 2947    ☒ Fire Regulation No. 8  
☒ Fuel Modification/Landscape Plan

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Project Design                      ☐ Compatible Use

## CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **fire hazard** factors?

☐ Potentially significant    ☐ Less than significant with project mitigation    ☒ Less than significant/No impact

#### HAZARDS - 4. Noise

##### SETTING/IMPACTS

Yes No Maybe

- a. ☐ ☐ ☒ Is the project site located near a high noise source (airports, railroads, freeways, industry)?  
*The proposed Housing Element includes the identification of sites, which is based on adopted land use policies and estimates the potential capacity for meeting the County's regional housing needs. It is likely that some of these sites will be located near existing noise sources, such as highways, railroads, freeways, and industry; however, future projects on these sites must comply with existing County codes and policies, including the County Noise Ordinance and General Plan goals that encourage compatible land uses adjacent to transportation facilities.*
- b. ☐ ☐ ☒ Is the proposed use considered sensitive (school, hospital, senior citizen facility) or are there other sensitive uses in close proximity?  
*There are noise sensitive uses throughout the unincorporated areas of Los Angeles County. However, the proposed revision to the Housing Element does not grant entitlements for the development of sensitive uses and will not result in the direct increase in ambient noise levels affecting sensitive land uses. Future projects will be required to meet current noise standards and comply with the County Noise Ordinance.*
- c. ☐ ☐ ☒ Could the project substantially increase ambient noise levels including those associated with special equipment (such as amplified sound systems) or parking areas associated with the project?  
*The proposed Housing Element does not grant entitlements for any projects and would not result in the direct increase in ambient noise levels. Furthermore, it does not revise, replace, or attempt to supersede existing standards and procedures to ensure compliance with County codes and policies. Future projects will be required to meet current noise standards and comply with the County Noise Ordinance.*
- d. ☐ ☐ ☒ Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels without the project?  
*The proposed Housing Element analyzes adopted land use policies and does not grant entitlements for any projects. Furthermore, it does not revise, replace, or attempt to supersede existing standards and procedures to ensure compliance with County codes and policies. Future projects will be required to meet current noise standards and comply with the County Noise Ordinance.*
- e. ☐ ☐ ☐ Other factors? \_\_\_\_\_

##### STANDARD CODE REQUIREMENTS

☒ Noise Ordinance No. 11,778

☒ Building Ordinance No. 2225--Chapter 35

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot Size

☐ Project Design

☐ Compatible Use

##### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by **noise**?

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☐ Potentially significant    ☐ Less than significant with project mitigation    ☒ Less than significant/No impact



## RESOURCES - 1. Water Quality

### SETTING/IMPACTS

Yes No Maybe  
a. ☐ ☐ ☒

Is the project site located in an area having known water quality problems and proposing the use of individual water wells?

*The vast majority of housing in unincorporated Los Angeles County is located in areas with access to public water utilities, which must comply with State standards. Some areas are impacted by water quality problems and operate on private wells; however, the proposed Housing Element does not grant entitlements for any projects in these areas. Projects proposed in areas with known water quality problems or that propose the use of individual water wells shall comply with County codes and policies, including the County Public Health Department's standards for private wells.*

b. ☐ ☐ ☒

Will the proposed project require the use of a private sewage disposal system?

*The proposed Housing Element does not grant entitlements for any projects. Some future residential development may require private sewage disposal systems, which must comply with the County Health Code and Plumbing Code.*

☐ ☐ ☒

If the answer is yes, is the project site located in an area having known septic tank limitations due to high groundwater or other geotechnical limitations or is the project proposing on-site systems located in close proximity to a drainage course?

*Some portions of unincorporated Los Angeles County have septic tank limitations; however, the proposed Housing Element analyzes adopted land use policies and does not grant entitlements for projects. Furthermore, it does not revise, replace, or attempt to supersede existing standards and procedures to ensure compliance with County codes and policies.*

c. ☐ ☐ ☒

Could the project's associated construction activities significantly impact the quality of groundwater and/or storm water runoff to the storm water conveyance system and/or receiving water bodies?

*The proposed Housing Element does not grant entitlements for any projects and does not revise, replace, or attempt to supersede existing standards and procedures to ensure compliance with County codes and policies.*

d. ☐ ☐ ☒

Could the project's post-development activities potentially degrade the quality of storm water runoff and/or could post-development non-storm water discharges contribute potential pollutants to the storm water conveyance system and/or receiving bodies?

*The proposed Housing Element analyzes adopted land use policies and does not grant entitlements for any projects. Furthermore, it does not revise, replace, or attempt to supersede existing standards and procedures to ensure compliance with County codes and policies.*

e. ☐ ☐ ☐

Other factors? \_\_\_\_\_

### STANDARD CODE REQUIREMENTS

☐ Industrial Waste Permit

☒ Health Code Ordinance No. 7583, Chapter 5

☒ Plumbing Code Ordinance No. 2269

☒ NPDES Permit Compliance (DPW)

### ☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot Size

☐ Project Design

### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **water quality** problems?

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☐ Potentially significant    ☐ Less than significant with project mitigation    ☒ Less than significant/No impact

## RESOURCES - 2. Air Quality

### SETTING/IMPACTS

Yes No Maybe  
a. ☐ ☐ ☒

Will the proposed project exceed the State's criteria for regional significance (generally (a) 500 dwelling units for residential uses or (b) 40 gross acres, 650,000 square feet of floor area or 1,000 employees for nonresidential uses)?

The proposed Housing Element analyzes adopted land use policies and serves as a policy guide for meeting existing and future housing needs of the unincorporated areas. Los Angeles County is a nonattainment area; however, the proposed Housing Element does not propose any change to the density of residential land uses permitted by the Land Use Element of the County General Plan and would not cause new residential development that are not currently anticipated by adopted air quality management plans and strategies for the Los Angeles region, to be built.

b. ☐ ☒ ☐

Is the proposal considered a sensitive use (schools, hospitals, parks) and located near a freeway or heavy industrial use?

The proposed Housing Element analyzes adopted land use policies and does not entail the construction of schools, hospitals, parks or other sensitive uses.

c. ☐ ☐ ☒

Will the project increase local emissions to a significant extent due to increased traffic congestion or use of a parking structure, or exceed AQMD thresholds of potential significance?

The proposed Housing Element analyzes adopted land use policies. It does not propose any change to the density of residential land uses permitted by the Land Use Element of the County General Plan and would not cause new residential development to be built. Future residential projects may increase traffic congestion, require a parking structure, or exceed AQMD thresholds of potential significance. However, the proposed Housing Element does not revise, replace, or attempt to supersede existing standards and procedures to ensure compliance with County codes and policies.

d. ☐ ☐ ☒

Will the project generate or is the site in close proximity to sources which create obnoxious odors, dust, and/or hazardous emissions?

Such sources exist throughout the unincorporated areas of Los Angeles County. The proposed Housing Element analyzes adopted land use policies and does not grant entitlements for any projects. It does not revise, replace, or attempt to supersede existing standards and procedures to ensure compliance with County codes and policies.

e. ☐ ☒ ☐

Would the project conflict with or obstruct implementation of the applicable air quality plan?

The proposed Housing Element analyzes adopted land use policies and would not alter or have any other effect on the implementation of applicable air quality plans.

f. ☐ ☐ ☒

Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?

The proposed Housing Element analyzes adopted land use policies and does not grant entitlements for any projects. Los Angeles County is a nonattainment area and residential development will continue to contribute to air quality conditions in the region that currently do not fully comply with State and Federal standards. However, the proposed Housing Element does not propose any change to the density of residential land uses permitted by the Land Use Element of the County General Plan and would not cause new residential development that are not currently anticipated by adopted air quality management plans and strategies for the Los Angeles region, to be built.

g. ☐ ☐ ☒

Would the project result in a cumulatively considerable net increase of any criteria

pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

Los Angeles County is a nonattainment area; however, the proposed Housing Element does not propose any change to the density of residential land uses permitted by the Land Use Element of the County General Plan and would not directly cause new residential development that are not currently anticipated by adopted air quality management plans and strategies for the Los Angeles region, to be built. Future residential development will occur and contribute to air quality conditions in the region that currently do not fully comply with State and Federal standards. However, the proposed Housing Element does grant entitlements for any projects.

h. ☐ ☐ ☐ Other factors: \_\_\_\_\_

#### STANDARD CODE REQUIREMENTS

☒ Health and Safety Code Section 40506

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Project Design

☐ Air Quality Report

#### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **air quality**?

☐ Potentially significant    ☐ Less than significant with project mitigation    ☒ Less than significant/No impact

### RESOURCES - 3. Biota

#### SETTING/IMPACTS

Yes No Maybe

- a. ☐ ☐ ☒ Is the project site located within a Significant Ecological Area (SEA), SEA Buffer, or coastal Sensitive Environmental Resource (ESHA, etc.), or is the site relatively undisturbed and natural?  
*Some portions of unincorporated Los Angeles County are environmentally sensitive. The proposed Housing Element does not alter or have any other effect on the implementation of applicable natural habitat management plans. The proposed revision analyzes adopted land use policies and will neither result in any change to the density of residential land uses permitted by the Land Use Element of the County General Plan nor cause new residential development to be built. Future residential projects will continue to be required to comply with the SEA Ordinance, habitat management plans, County codes and policies.*
- b. ☐ ☐ ☒ Will grading, fire clearance, or flood related improvements remove substantial natural habitat areas?  
*The proposed Housing Element analyzes adopted land use policies and does not grant entitlements for any projects. It does not revise, replace, or attempt to supersede existing standards and procedures to ensure compliance with County codes and policies.*
- c. ☐ ☐ ☒ Is a major drainage course located on the project site that is depicted on USGS quad sheets by a blue dashed line or that may contain a bed, channel, or bank of any perennial, intermittent or ephemeral river, stream or lake?  
*There are major drainage courses located within the unincorporated areas of Los Angeles County (per USGS maps). However, the proposed Housing Element analyzes adopted land use policies and does not grant entitlements for any projects. Future residential development in the vicinity of major drainage courses will continue to be required to comply with County Code requirements and General Plan policies relating to flood hazard avoidance and mitigation.*
- d. ☐ ☐ ☒ Does the project site contain a major riparian or other sensitive habitat (e.g., coastal sage scrub, oak woodland, sycamore riparian woodland, wetland, etc.)?  
*There are major riparian and sensitive habitat areas in unincorporated Los Angeles County. The proposed Housing Element analyzes adopted land use policies and does not grant entitlements for any projects. Future projects must comply with existing County codes and policies.*
- e. ☐ ☐ ☒ Does the project site contain oak or other unique native trees (specify kinds of trees)?  
*There are oaks and other unique native trees within the unincorporated areas of Los Angeles County. However, the proposed Housing Element analyzes adopted land use policies. It does not grant entitlements for any projects and does not revise, replace, or attempt to supersede existing standards and procedures to ensure compliance with County codes and policies.*
- f. ☐ ☐ ☒ Is the project site habitat for any known sensitive species (federal or state listed endangered, etc.)?  
*There are habitats that accommodate sensitive species within the unincorporated areas of Los Angeles County. The proposed Housing Element analyzes adopted land use policies and does not revise, replace, or attempt to supersede existing standards and procedures to ensure compliance with County codes and policies.*

- g. ☐ ☐ ☒ Other factors (e.g., wildlife corridor, adjacent open space linkage)?  
Some areas of unincorporated Los Angeles County contain valuable wildlife corridors and open space linkages. The proposed Housing Element analyzes adopted land use policies and does not grant entitlements for projects. It does not revise, replace, or attempt to supersede existing standards and procedures to ensure compliance with County codes and policies.

☐ **MITIGATION MEASURES** / ☐ **OTHER CONSIDERATIONS**

☐ Lot Size      ☐ Project Design      ☐ Oak Tree Permit      ☐ ERB/SEATAC Review

**CONCLUSION**

Considering the above information, could the project have a significant impact (individually or cumulatively) on **biotic resources**?

☐ Potentially significant    ☐ Less than significant with project mitigation    ☒ Less than significant/No impact

**RESOURCES - 4. Archaeological / Historical / Paleontological**

**SETTING/IMPACTS**

Yes No Maybe

- a. ☐ ☐ ☒ Is the project site in or near an area containing known archaeological resources or containing features (drainage course, spring, knoll, rock outcroppings, or oak trees) which indicate potential archaeological sensitivity?  
*There are areas that contain known archaeological resources, as well as drainage courses, springs, knolls, rock outcroppings, or oak trees within unincorporated Los Angeles County. The proposed Housing Element analyzes adopted land use policies and does not grant entitlements for any projects. The Housing Element does not revise, replace, or attempt to supersede existing standards and procedures to ensure compliance with County codes and policies.*
- b. ☐ ☐ ☒ Does the project site contain rock formations indicating potential paleontological resources?  
*There are areas that contain rock formations indicating potential paleontological resources within the unincorporated areas of Los Angeles County. However, the proposed Housing Element analyzes adopted land use policies and does not grant entitlements for projects. Furthermore, it does not revise, replace, or attempt to supersede existing standards and procedures to ensure compliance with County codes and policies.*
- c. ☐ ☐ ☒ Does the project site contain known historic structures or sites?  
*There are areas that contain known historic structures or sites within the unincorporated areas of Los Angeles County. The proposed Housing Element analyzes adopted land use policies and does not grant entitlements for any projects. Also, it does not revise, replace, or attempt to supersede existing standards and procedures to ensure compliance with County codes and policies.*
- d. ☐ ☐ ☒ Would the project cause a substantial adverse change in the significance of a historical or archaeological resource as defined in 15064.5?  
*The proposed Housing Element analyzes adopted land use policies and does not grant entitlements for any specific developments. It does not revise, replace, or attempt to supersede existing standards and procedures to ensure compliance with County codes and policies.*
- e. ☐ ☐ ☒ Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?  
*There are areas within unincorporated Los Angeles County that contain unique paleontological resources or geologic features. The proposed Housing Element analyzes adopted land use policies and does not grant entitlements for any projects. Nor does it revise, replace, or attempt to supersede existing standards and procedures to ensure compliance with County codes and policies.*
- f. ☐ ☐ ☐ Other factors? \_\_\_\_\_

☐ **MITIGATION MEASURES** / ☐ **OTHER CONSIDERATIONS**

☐ Lot Size      ☐ Project Design      ☐ Phase I Archaeology Report

**CONCLUSION**

Considering the above information, could the project leave a significant impact (individually or cumulatively) on archaeological, historical, or paleontological resources?



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☐ Potentially significant    ☐ Less than significant with project mitigation    ☒ Less than significant/No impact

## RESOURCES - 5.Mineral Resources

### SETTING/IMPACTS

Yes No Maybe

- a. ☐ ☐ ☒ Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

There are areas within unincorporated Los Angeles County with known mineral resources. The proposed Housing Element analyzes adopted land use policies and does not grant entitlements for any projects. Nor does it revise, replace, or attempt to supersede the protections provided to mineral resources by the California Surface Mining and Reclamation Act, which have been incorporated into the County General Plan.

- b. ☐ ☐ ☒ Would the project result in the loss of availability of a locally important mineral resource discovery site delineated on a local general plan, specific plan or other land use plan?

There are areas within unincorporated Los Angeles County with known mineral resources. The proposed Housing Element analyzes adopted land use policies and does not grant entitlements for any projects. Nor does it revise, replace, or attempt to supersede the protections provided to mineral resources by the California Surface Mining and Reclamation Act, which have been incorporated into the County General Plan.

- c. ☐ ☐ ☐ Other factors? \_\_\_\_\_

### ☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot Size ☐ Project Design

### CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **mineral** resources?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

**RESOURCES - 6. Agriculture Resources**

**SETTING/IMPACTS**

Yes No Maybe

- a. ☐ ☐ ☒ Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?  
The proposed Housing Element analyzes adopted land use policies and does not grant entitlements for any projects. It does not revise, replace, or attempt to supersede standard requirements for future projects to ensure compliance with County codes and General Plan policies for avoiding or mitigating significant impacts to State designated Farmland and the County designated Agricultural Opportunity Areas (AOAs).
- b. ☐ ☐ ☒ Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?  
The proposed Housing Element analyzes adopted land use policies. It does not propose to change existing agricultural zoning or revise, replace, or supersede any Williamson Act contracts.
- c. ☐ ☐ ☒ Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?  
The proposed Housing Element analyzes adopted land use policies and does not grant entitlements for any projects. It does not revise, replace, or attempt to supersede standard requirements for future projects to ensure compliance with County codes and General Plan policies regarding the conversion of Farmland to non-agricultural uses.
- d. ☐ ☐ ☐ Other factors? \_\_\_\_\_

☐ **MITIGATION MEASURES** / ☐ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design

**CONCLUSION**

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **agriculture** resources?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

## RESOURCES - 7. Visual Qualities

### SETTING/IMPACTS

Yes No Maybe

- a. ☐ ☐ ☒ Is the project site substantially visible from or will it obstruct views along a scenic highway (as shown on the Scenic Highway Element), or is it located within a scenic corridor or will it otherwise impact the viewshed?  
Within unincorporated Los Angeles County, portions of Mulholland Highway, Las Virgenes Road, Malibu Canyon Road, and Angeles Crest Highway are adopted Scenic Highways. No direct impact to views from scenic highways or corridors would result from the proposed Housing Element. It will not cause these scenic resources to be re-reclassified. Future residential projects would continue to be required to mitigate visual impacts through the implementation of existing codes and General Plan policies.
- b. ☐ ☐ ☒ Is the project substantially visible from or will it obstruct views from a regional riding or hiking trail?  
Regional riding or hiking trails are located within portions of unincorporated Los Angeles County. The proposed Housing Element analyzes adopted land use policies and does not grant entitlements for any projects. Future residential projects would continue to be required to mitigate visual impacts through the implementation of existing codes and General Plan policies.
- c. ☐ ☐ ☒ Is the project site located in an undeveloped or undisturbed area, which contains unique aesthetic features?  
There are undeveloped or undisturbed areas throughout the unincorporated areas of Los Angeles County, some of which include unique aesthetic features. No direct impacts to these features would result from the proposed Housing Element. Future residential projects would continue to be required to mitigate visual impacts through the implementation of existing codes and General Plan policies.
- d. ☐ ☒ ☐ Is the proposed use out-of-character in comparison to adjacent uses because of height, bulk, or other features?  
The proposed Housing Element analyzes adopted land use policies and does not grant entitlements for projects. It will not alter existing height, bulk, or other development standards within the unincorporated areas of Los Angeles County.
- e. ☐ ☒ ☐ Is the project likely to create substantial sun shadow, light or glare problems?  
The proposed Housing Element analyzes adopted land use policies and does not grant entitlements for projects. It will not alter existing height, bulk, or other development standards within the unincorporated areas of Los Angeles County. Therefore, it would not cause sun shadow, light, or glare problems.
- f. ☐ ☐ ☐ Other factors (e.g., grading or land form alteration): \_\_\_\_\_

### ☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot Size      ☐ Project Design      ☐ Visual Report      ☐ Compatible Use

### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively)

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on **scenic** qualities?

☐ Potentially significant    ☐ Less than significant with project mitigation    ☒ Less than significant/No impact

## SERVICES - 1. Traffic/Access

### SETTING/IMPACTS

Yes No Maybe  
a. ☐ ☐ ☒

Does the project contain 25 dwelling units, or more and is it located in an area with known congestion problems (roadway or intersections)?

*The proposed Housing Element analyzes adopted land use policies and does not grant entitlements for any projects. The construction of new dwelling units and associated traffic would result from projects developed in compliance with the land uses permitted by the County General Plan. Future residential projects would continue to be subject to existing code and General Plan policies, which require compliance with all applicable County requirements.*

b. ☐ ☒ ☐

Will the project result in any hazardous traffic conditions?

*The proposed Housing Element analyzes adopted land use policies and does not grant entitlements for any projects. The construction of new dwelling units would result from projects developed in compliance with the land uses permitted by the County General Plan. Future residential projects would continue to be subject to existing code and General Plan policies, which require compliance with all applicable County requirements.*

c. ☐ ☒ ☐

Will the project result in parking problems with a subsequent impact on traffic conditions?

*The proposed Housing Element analyzes adopted land use policies and does not grant entitlements for any projects. The construction of new dwelling units would result from projects developed in compliance with the land uses permitted by the County General Plan and parking standards outlined in the Los Angeles County zoning code. Future residential projects would continue to be subject to existing code and General Plan policies, which require compliance with all applicable County requirements.*

d. ☐ ☒ ☐

Will inadequate access during an emergency (other than fire hazards) result in problems for emergency vehicles or residents/employees in the area?

*The proposed Housing Element analyzes adopted land use policies and does not grant entitlements for any projects. It will not alter any existing standards or requirements for maintaining adequate emergency vehicle and resident/employee access.*

e. ☐ ☒ ☐

Will the congestion management program (CMP) Transportation Impact Analysis thresholds of 50 peak hour vehicles added by project traffic to a CMP highway system intersection or 150 peak hour trips added by project traffic to a mainline freeway link be exceeded?

*The proposed Housing Element analyzes adopted land use policies and does not grant entitlements for any projects. It will not alter any existing standards or requirements for implementing CMP measures for new development meeting these thresholds for analysis.*

f. ☐ ☒ ☐

Would the project conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

*The proposed Housing Element analyzes adopted land use policies and does not grant entitlements for projects. It will not alter existing standards and procedures to ensure compliance with County codes and policies.*

g. ☐ ☒ ☐

Other factors? \_\_\_\_\_

### ☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Project Design      ☐ Traffic Report      ☐ Consultation with Traffic & Lighting Division

### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **traffic/access** factors?

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☐ Potentially significant    ☐ Less than significant with project mitigation    ☒ Less than significant/No impact



## **SERVICES - 2. Sewage Disposal**

### **SETTING/IMPACTS**

- Yes No Maybe
- a. ☐ ☒ ☐ If served by a community sewage system, could the project create capacity problems at the treatment plant?  
*The proposed Housing Element analyzes adopted land use policies and does not grant entitlements for any projects. It will not alter existing standards and procedures to ensure adequate sewage treatment capacity is available to serve proposed residential development.*
- b. ☐ ☒ ☐ Could the project create capacity problems in the sewer lines serving the project site?  
*The proposed Housing Element analyzes adopted land use policies and does not grant entitlements for any projects. It will not alter existing standards and procedures to ensure adequate sewer line capacity is available to serve proposed residential development.*
- c. ☐ ☐ ☐ Other factors? \_\_\_\_\_

### **STANDARD CODE REQUIREMENTS**

- ☒ Sanitary Sewers and Industrial Waste Ordinance No. 6130
- ☐ Plumbing Code Ordinance No. 2269

☐ **MITIGATION MEASURES** / ☐ **OTHER CONSIDERATIONS**

### **CONCLUSION**

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **sewage disposal** facilities?

- ☐ Potentially significant    ☐ Less than significant with project mitigation    ☒ Less than significant/No impact

**SERVICES - 3. Education**

**SETTING/IMPACTS**

Yes No Maybe  
a. ☐ ☒ ☐

Could the project create capacity problems at the district level?

There are known capacity problems within some school districts in the unincorporated areas of Los Angeles County. The proposed revision to the Housing Element analyzes adopted land use policies and will not change residential land use designations of the Land Use Element of the County General Plan and, therefore, would not cause an increase in students within these districts.

b. ☐ ☒ ☐

Could the project create capacity problems at individual schools which will serve the project site?

There are known capacity problems within some individual schools in the unincorporated areas of Los Angeles County. The proposed revision to the Housing Element analyzes adopted land use policies and will not change residential land use designations of the Land Use Element of the County General Plan and, therefore, would not cause an increase in students at these schools.

c. ☐ ☒ ☐

Could the project create student transportation problems?

The proposed revision to the Housing Element analyzes adopted land use policies and will not change residential land use designations of the Land Use Element of the County General Plan and, therefore, would not cause an increase in student transportation problems.

d. ☐ ☒ ☐

Could the project create substantial library impacts due to increased population and demand?

The proposed revision to the Housing Element analyzes adopted land use policies and will not change residential land use designations of the Land Use Element of the County General Plan and, therefore, would not impact libraries due to a population increase.

e. ☐ ☐ ☐

Other factors? \_\_\_\_\_

☐ **MITIGATION MEASURES** / ☒ **OTHER CONSIDERATIONS**

☐ Site Dedication

☒ Government Code Section 65995

☒ Library Facilities Mitigation Fee

**CONCLUSION**

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **educational** facilities/services?

☐ Potentially significant

☐ Less than significant with project mitigation

☒ Less than significant/No impact

**SERVICES - 4. Fire/Sheriff Services**

**SETTING/IMPACTS**

- Yes No Maybe
- a. ☐ ☒ ☐ Could the project create staffing or response time problems at the fire station or sheriff's substation serving the project site?  
*The proposed Housing Element analyzes adopted land use policies and will not change residential land use designations of the Land Use Element of the County General Plan and, therefore, would not cause an increase in demand for fire or sheriff services.*
- b. ☐ ☒ ☐ Are there any special fire or law enforcement problems associated with the project or the general area?  
*The proposed revision to the Housing Element analyzes adopted land use policies and will not change residential land use designations of the Land Use Element of the County General Plan and, therefore, would not cause an increase in demand for sheriff services.*
- c. ☐ ☐ ☐ Other factors? \_\_\_\_\_

☐ **MITIGATION MEASURES** / ☒ **OTHER CONSIDERATIONS**

☒ Fire Mitigation Fees

**CONCLUSION**

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **fire/sheriff** services?

☐ Potentially significant    ☐ Less than significant with project mitigation    ☒ Less than significant/No impact

**SERVICES - 5. Utilities/Other Services**

**SETTING/IMPACTS**

- Yes No Maybe
- a. ☐ ☐ ☒ Is the project site in an area known to have an inadequate public water supply to meet domestic needs or to have an inadequate ground water supply and proposes water wells?  
*There are unincorporated areas of Los Angeles County known to have an inadequate public water supply to meet domestic needs or to have inadequate groundwater supply. The proposed Housing Element analyzes adopted land use policies and does not grant entitlements for any projects. It will not change residential land use designations of the Land Use Element of the County General Plan and, therefore, would not impact domestic water supply from public or groundwater sources.*
- b. ☐ ☐ ☒ Is the project site in an area known to have an inadequate water supply and/or pressure to meet fire fighting needs?  
*There are unincorporated areas of Los Angeles County known to have an inadequate water supply and/or water pressure to meet fire fighting needs. The proposed revision to the Housing Element analyzes adopted land use policies and will not change residential land use designations of the Land Use Element of the County General Plan and, therefore, would not directly or indirectly impact water supply or pressure needed for fire fighting purposes.*
- c. ☐ ☒ ☐ Could the project create problems with providing utility services, such as electricity, gas, or propane?  
*The proposed revision of the Housing Element analyzes adopted land use policies and will not change residential land use designations of the Land Use Element of the County General Plan and, therefore, would not create increased demand for public utility services.*
- d. ☐ ☒ ☐ Are there any other known service problem areas (e.g., solid waste)?  
*There is an overall shortage in the County's landfill facilities. The proposed revision to the Housing Element analyzes adopted land use policies and will not change residential land use designations of the Land Use Element of the County General Plan and, therefore, would not cause an increase in demand for solid waste disposal capacity at County landfills.*
- e. ☐ ☒ ☐ Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services or facilities (e.g., fire protection, police protection, schools, parks, roads)?  
*The proposed revision to the Housing Element analyses adopted land use policy and will not change residential land use designations of the Land Use Element of the County General Plan and, therefore, would not cause an increase in demand for new or physically altered governmental facilities.*
- f. ☐ ☐ ☐ Other factors? \_\_\_\_\_

**STANDARD CODE REQUIREMENTS**

- ☒ Plumbing Code Ordinance No. 2269 ☒ Water Code Ordinance No. 7834

☐ **MITIGATION MEASURES** / ☐ **OTHER CONSIDERATIONS**

- ☐ Lot Size ☐ Project Design

**CONCLUSION**

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Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **utilities/services**?

☐ Potentially significant      ☐ Less than significant with project mitigation      ☒ Less than significant/No impact

**OTHER FACTORS - 1. General**

**SETTING/IMPACTS**

Yes No Maybe  
a. ☐ ☒ ☐

Will the project result in an inefficient use of energy resources?

The proposed Housing Element analyzes adopted land use policies and will not change residential land use designations of the Land Use Element of the County General Plan and, therefore, would not result in additional inefficient use of energy resources. Furthermore, the proposed Housing Element analyzes opportunities for energy conservation in residential development, transit-oriented development, and infill development.

b. ☐ ☒ ☐

Will the project result in a major change in the patterns, scale, or character of the general area or community?

The proposed revision to the Housing Element will neither change residential land use designations of the Land Use Element of the County General Plan nor development standards outlined in the zoning code. Therefore, it would not cause a change in the patterns, scale, or character of the general area or community.

c. ☐ ☒ ☐

Will the project result in a significant reduction in the amount of agricultural land?

The proposed Housing Element analyzes adopted land use policies. It will neither change land use designations of the Land Use Element of the County General Plan nor General Plan policies related to agricultural protection. Therefore, it would not cause a reduction in the amount of agricultural land.

d. ☐ ☐ ☐

Other factors? \_\_\_\_\_

**STANDARD CODE REQUIREMENTS**

☐ State Administrative Code, Title 24, Part 5, T-20 (Energy Conservation)

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot size ☐ Project Design ☐ Compatible Use

**CONCLUSION**

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to any of the above factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

**OTHER FACTORS - 2. Environmental Safety**

**SETTING/IMPACTS**

- |    | Yes                      | No                                  | Maybe                               |  |
|----|--------------------------|-------------------------------------|-------------------------------------|--|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Are any hazardous materials used, transported, produced, handled, or stored on-site?<br><u>The proposed Housing Element analyzes adopted land use policies and does not grant entitlements for projects, and therefore, does not propose any activities associated with hazardous materials.</u>   |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Are any pressurized tanks to be used or any hazardous wastes stored on-site?<br><u>The proposed Housing Element analyzes adopted land use policies and does not grant entitlements for any projects. Furthermore, it does not propose any activities associated with the increased use of hazardous materials.</u>   |
| c. | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Are any residential units, schools, or hospitals located within 500 feet and potentially adversely affected?<br><u>The proposed Housing Element analyzes adopted land use policies and does not grant entitlements for any projects. Furthermore, it does not propose locating any residential units, schools, or hospitals within 500 feet of potentially hazardous materials.</u>  |
| d. | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Have there been previous uses that indicate residual soil toxicity of the site or is the site located within two miles downstream of a known groundwater contamination source within the same watershed?<br><u>There are sites with soil toxicity problems and known groundwater contamination sources throughout the unincorporated areas of Los Angeles County. The proposed Housing Element analyzes adopted land use policies and does not grant entitlements for any projects. Future residential projects would continue to be subject to applicable County requirements for determining potential residual soil toxicity or groundwater contamination, which could impact planned residential development. Mitigation measures would be imposed, where necessary.</u> |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Would the project create a significant hazard to the public or the environment involving the accidental release of hazardous materials into the environment?<br><u>The proposed Housing Element analyzes adopted land use policies and does not grant entitlements for any projects. Furthermore, it does not propose any activities associated with hazardous materials or modification of regulations regarding hazardous material storage.</u>  |
| f. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Would the project emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?<br><u>The proposed Housing Element analyzes adopted land use policies and does not grant entitlements for any projects, and therefore, does not propose any activities associated with hazardous materials.</u>  |
| g. | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or environment?<br><u>There are known brownfield sites within the unincorporated areas of Los Angeles County, and future residential development may be built on these sites once site clean-up and the necessary site remediation are completed. The proposed Housing Element analyzes adopted land use policies and does not grant entitlements for any specific development. Furthermore, it does not revise, replace, or attempt to supersede existing standards and procedures to ensure compliance with County codes and policies.</u>          |
| h. | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Would the project result in a safety hazard for people in a project area located within an airport land use plan, within two miles of a public or public use airport, or within the vicinity of a private airstrip?<br><u>Some portions of unincorporated Los Angeles County are identified as airport land use influence</u>  |



areas. However, the proposed Housing Element analyzes adopted land use policies and does not grant entitlements for any projects located within two miles of a public or public use airport, or within the vicinity of a private airstrip. It will not change residential land use designations of the Land Use Element of the County General Plan and, therefore, would not create safety hazards associated with airport operations.

- i. ☐ ☒ ☐ Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

The proposed Housing Element analyzes adopted land use policies and does not grant entitlements for any projects. It will not change residential land use designations of the Land Use Element of the County General Plan and, therefore, would not directly or indirectly cause impacts to an adopted emergency response plan or emergency evacuation plan.

- j. ☐ ☐ ☐ Other factors? \_\_\_\_\_

☐ **MITIGATION MEASURES** / ☐ **OTHER CONSIDERATIONS**

☐ Toxic Clean up Plan

**CONCLUSION**

Considering the above information, could the project have a significant impact relative to **public safety**?

☐ Potentially significant    ☐ Less than significant with project mitigation    ☒ Less than significant/No impact

**OTHER FACTORS - 3. Land Use**

**SETTING/IMPACTS**

- Yes No Maybe
- a. ☐ ☒ ☐ Can the project be found to be inconsistent with the plan designation(s) of the subject property?  
The proposed Housing Element Update analyzes adopted land use policies and does not grant entitlements for any projects. As a part of the County General Plan, the Housing Element complies with the adopted General Plan and will not change residential land use designations outlined in the Land Use Element.
- b. ☐ ☒ ☐ Can the project be found to be inconsistent with the zoning designation of the subject property?  
The proposed Housing Element analyzes adopted land use policies and does not grant entitlements for any projects. It will not change zoning designations of any property.
- c. ☐ ☒ ☐ Can the project be found to be inconsistent with the following applicable land use criteria:  
Hillside Management Criteria?  
☐ ☒ ☐ SEA Conformance Criteria?  
☐ ☐ ☐ Other? \_\_\_\_\_
- d. ☐ ☒ ☐ Would the project physically divide an established community?  
The proposed revision to the Housing Element analyzes adopted land use policies and does not include the approval of any development project.
- e. ☐ ☐ ☐ Other factors? \_\_\_\_\_

☐ **MITIGATION MEASURES** / ☐ **OTHER CONSIDERATIONS**

**CONCLUSION**

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **land use** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

# **OTHER FACTORS - 4. Population/Housing/Employment/Recreation**

## **SETTING/IMPACTS**

Yes No Maybe

- a. ☐ ☒ ☐ Could the project cumulatively exceed official regional or local population projections?  
The proposed Housing Element analyzes adopted land use policies and will not change residential land use designations of the Land Use Element of the County General Plan and, therefore, would not cause a change in regional or local population projections.
- b. ☐ ☒ ☐ Could the project induce substantial direct or indirect growth in an area (e.g., through projects in an undeveloped area or extension of major infrastructure)?  
The proposed Housing Element analyzes adopted land use policies and does not grant entitlements for any projects. Furthermore, it will not change residential land use designations of the Land Use Element of the County General Plan and, therefore, would not cause substantial growth in an area.
- c. ☐ ☒ ☐ Could the project displace existing housing, especially affordable housing?  
The proposed Housing Element analyzes adopted land use policies and does not grant entitlements for any projects. The proposed Housing Element includes the identification of underutilized sites, based on existing and adopted land use policies and the availability of public facilities and services, in order to estimate the potential capacity of the County to meet its share of the regional housing need. Should future projects redevelop and displace existing housing, especially affordable housing, temporary or permanent displacement may occur. However, in certain cases, State and Federal rules and regulations would apply, including but not limited to the Mello Act, California Redevelopment Law, the California Mobilehome Relocation Act and the Federal Uniform Relocation Act. In addition, affordable housing subsidized by certain funding sources are subject to relocation and displacement requirements.
- d. ☐ ☒ ☐ Could the project result in a substantial job/housing imbalance or substantial increase in Vehicle Miles Traveled (VMT)?  
The proposed Housing Element analyzes adopted land use policies and does not grant entitlements for any projects. Furthermore, it will not change residential land use designations of the Land Use Element of the County General Plan and, therefore, would not affect job/housing balance or create a substantial increase in VMT.
- e. ☐ ☒ ☐ Could the project require new or expanded recreational facilities for future residents?  
The proposed Housing Element analyzes adopted land use policies and does not grant entitlements for any projects. It will not change residential land use designations of the Land Use Element of the County General Plan and, therefore, would not cause a need for expanded recreational facilities. Future residential projects would continue to be required to mitigate impacts on recreational facilities through the implementation of existing codes and General Plan policies, including but not limited to the Quimby fees program.
- f. ☐ ☒ ☐ Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?  
The proposed Housing Element analyzes adopted land use policies and does not grant entitlements for any projects. The proposed Housing Element includes the identification of underutilized sites, based on existing and adopted land use policies and the availability of public facilities and services, in order to estimate the potential capacity of the County to meet its share of the regional housing need. Should future projects redevelop and displace existing housing, especially affordable housing, temporary or permanent displacement may occur. However, in certain cases, State and Federal rules and regulations would apply, including but not limited to the Mello Act, California Redevelopment Law, the California Mobilehome Relocation Act and the Federal Uniform Relocation Act. In addition, affordable housing subsidized by certain funding sources are subject to relocation and displacement requirements.

g. ☐ ☐ ☐ Other factors? \_\_\_\_\_

☐ **MITIGATION MEASURES** / ☐ **OTHER CONSIDERATIONS**

**CONCLUSION**

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **population, housing, employment, or recreational** factors?

☐ Potentially significant   ☐ Less than significant with project mitigation   ☒ Less than significant/No impact

### MANDATORY FINDINGS OF SIGNIFICANCE

Based on this Initial Study, the following findings are made:

- Yes    No    Maybe
- a. ☐ ☒ ☐ Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?  
*The proposed Housing Element analyzes adopted land use policies and does not grant entitlements for any projects. Furthermore, it does not revise, replace, or attempt to supersede existing standards and procedures to ensure compliance with County codes and policies.*
- b. ☐ ☒ ☐ Does the project have possible environmental effects which are individually limited but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.  
*The proposed revision to the Housing Element analyzes adopted land use policies and does not grant entitlements for any projects. It will not change residential land use designations of the Land Use Element of the County General Plan and, therefore, would not result in a change in potential cumulative impacts in comparison to the impact of not revising the Housing Element.*
- c. ☐ ☒ ☐ Will the environmental effects of the project cause substantial adverse effects on human beings, either directly or indirectly?  
*The proposed revision to the Housing Element analyzes adopted land use policies and does not grant entitlements for any projects. It will not change residential land use designations of the Land Use Element of the County General Plan and, therefore, would not result in a change in potential adverse effects on human beings in comparison to the impact of not revising the Housing Element.*

### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the environment?

- ☐ Potentially significant    ☐ Less than significant with project mitigation    ☒ Less than significant/No impact

*The proposed Housing Element is a component of the Los Angeles County General Plan. The California Planning and Zoning Law (Government Code Section 65000 et seq.) requires each local jurisdiction to adopt a General Plan, which must include a Housing Element. Local jurisdictions located within the region covered by the Southern California Association of Governments (SCAG), including the County of Los Angeles, are required to prepare and submit their adopted Housing Elements to the State Department of Housing and Community Development by July 1, 2008.*

*The Housing Element addresses the housing needs of residents of all income levels and evaluates the availability of a diversity of housing types, including for those with special housing needs. It identifies and analyzes existing and projected housing conditions and provides a statement of goals, policies, quantifiable objectives, financial resources, and programs for the preservation, improvement, and development of housing. The assessment of housing needs includes: (1) an analysis of population and employment trends and the projected housing needs for all income levels, based on SCAG's allocation of the unincorporated County's fair share of the region's housing need; (2) household characteristics, including the level of housing cost compared to the ability to pay; (3) housing characteristics, including overcrowding and housing stock conditions; and (4) special housing needs, such as those of the elderly, persons with disabilities, large households, farmworkers, single parent households, and persons in need of emergency shelter.*

*The proposed Housing Element also includes the identification of vacant and underutilized sites, based on existing and adopted land use policies and the availability of public facilities and services. The purpose of the inventory of sites is to estimate the potential capacity for meeting the County's regional housing needs. In terms of housing constraints, the Housing Element analyzes governmental constraints to the development of housing, including land use controls, building codes, site improvement costs, and fees and other exactions required for development. It also analyzes nongovernmental constraints on the development of housing for all income levels, including the availability of financing, the price of land, and the cost of construction. An analysis of opportunities for energy conservation with respect to residential development is also included. Lastly, the Housing Element includes an inventory of existing assisted housing developments that are eligible to change from low-income housing during the next 10 years due to termination of subsidy contracts, mortgage prepayment, or the expiration of restrictions on use.*

*The following Housing Element goals and associated policies are intended to further the objectives of the Housing Element:*

### **Housing Availability**

**Goal 1:** *A wide range of housing types in sufficient supply to meet the needs of current and future residents, particularly persons with special needs, including but not limited to low income households, seniors, persons with disabilities, single-parent households, the homeless and at-risk homeless, and farmworkers.*

**Policy 1.1:** *Make available through land use planning and zoning an adequate inventory of vacant and underutilized sites to accommodate the County's RHNA.*

**Policy 1.2:** *Mitigate the impacts of governmental regulations and policies that constrain the provision and preservation of affordable housing and housing for persons with special needs.*

**Policy 1.3:** *Coordinate with the private sector in the development of affordable and special needs housing for both rental and homeownership. Where appropriate, promote such development through incentives.*

**Policy 1.4:** *Assist private nonprofit housing developers in identifying and consolidating suitable sites for developing housing for low income households and other special needs groups.*

**Policy 1.5:** *Advocate legislation and funding for programs that expand affordable housing opportunities and support legislative changes to State housing programs to ensure that the criteria for the distribution of funds to local governments are based, in part, on the housing needs as reflected in the RHNA.*

**Goal 2:** *Sustainable communities with access to employment opportunities, community facilities and services, and other amenities.*

**Policy 2.1:** *Support the development of affordable housing near employment opportunities and/or within a reasonable distance of public transportation.*

**Policy 2.2:** *Encourage mixed use developments along major commercial and transportation corridors.*

### ***Housing Affordability***

**Goal 3:** *A housing supply that ranges broadly in housing costs to enable all households, regardless of income, to secure adequate housing.*

**Policy 3.1:** *Promote mixed income neighborhoods and a diversity of housing types throughout the unincorporated areas to increase housing choices for all economic segments of the population.*

**Policy 3.2:** *Incorporate advances in energy-saving technologies into housing design, construction, operation, and maintenance.*

**Goal 4:** *A housing delivery system that provides assistance to low- and moderate-income households and those with special needs.*

**Policy 4.1:** *Provide financial assistance and supportive services to assist low- and moderate-income households and those with special needs to attain and maintain affordable and adequate housing.*

### ***Neighborhood and Housing Preservation***

**Goal 5:** *Neighborhoods that protect the health, safety, and welfare of the community, and enhance public and private efforts in maintaining, reinvesting in, and upgrading the existing housing supply.*

**Policy 5.1:** *Support neighborhood preservation programs, such as graffiti abatement, abandoned or inoperative automobile removal, tree planting, and trash and debris removal.*

**Policy 5.2:** *Maintain adequate neighborhood infrastructure, sound community facilities, and services as a means of sustaining the overall livability of neighborhoods.*

**Policy 5.3:** *Enforce health, safety, building, and zoning laws directed at property maintenance as an ongoing function of the County government.*

**Goal 6:** *An adequate supply of housing preserved and maintained in sound condition, located within safe and decent neighborhoods.*

**Policy 6.1:** *Invest public and private resources in the maintenance and rehabilitation of existing housing to prevent or reverse neighborhood deterioration.*

**Policy 6.2:** *Allocate Federal and State resources toward the preservation of residential units, particularly those that are affordable to extremely low-, very low-, and lower-income households.*

**Policy 6.3:** *Inspect multi-family rental housing (with five or more units), contract shelters, and voucher hotels on a regular basis by appropriate County agencies to ensure that landlords are maintaining properties, and not allowing them to fall into disrepair.*

**Policy 6.4:** *Maintain and improve community facilities, public housing services, and infrastructure, where necessary, to enhance the vitality of older, low income neighborhoods.*

**Goal 7:** *An affordable housing stock that is maintained for its long-term availability to low and moderate income households and those with special needs.*

**Policy 7.1:** *Conserve existing affordable housing stock that is at risk of converting to market-rate housing.*

**Policy 7.2:** *Preserve and, where feasible, provide additional affordable housing opportunities within the Coastal Zone.*

### ***Equal Housing Opportunity***

**Goal 8:** *Accessibility to adequate housing for all persons without discrimination in accordance with Federal and State fair housing laws.*

**Policy 8.1:** *Support the distribution of affordable housing, shelters, and transitional housing in geographically diverse locations throughout the unincorporated areas, where appropriate support services and facilities are available in close proximity.*

**Policy 8.2:** *Enforce laws against illegal acts of housing discrimination. These include housing discrimination based on race, color, ancestry, national origin, sex, religion, sexual orientation, marital status, familial status, age, disability, source of income, or any arbitrary reason excluding persons from housing choice.*

**Policy 8.3:** *Promote equal opportunity in housing and community development programs Countywide.*

**Policy 8.4:** *Encourage housing design to accommodate the special needs of seniors, large families, single-parent households, and low income households. Designs may include units with three, four, or five bedrooms; shared facilities; on-site child care facilities; or on-site job training facilities.*

### ***Implementation and Monitoring***

**Goal 9:** *Planning for and monitoring the long-term affordability of sound, quality housing.*

**Policy 9.1:** *Ensure collaboration among various County departments in the delivery of housing and related services.*

**Policy 9.2:** *Enforce and enhance the housing monitoring system to ensure compliance with funding program regulations and compliance with local, State, and Federal laws.*

### ***Regulatory Setting***

*Los Angeles County demonstrates its ability to meet its fair share of the regional housing need, based on existing land development, resource protection, and public safety ordinances, policies, and procedures. These include the County General Plan and the following documents, which are cited in the Initial Study:*

#### *Los Angeles County Code*

- *Zoning Ordinance (Title 22)*
- *Building Code (Title 26)*



REVISED DRAFT June 12, 2008

- *Plumbing Code (Title 26)*
- *Floodway Ordinance*
- *Water Ordinance (Title 20, Division 1)*
- *Sanitary Sewers and Industrial Waste Ordinance (Title 20, Division 2)*
- *Fire Code (Title 32)*
- *Fire Regulation No. 8*
- *Fuel Modification/Landscape Plan*
- *Noise Ordinance (Title 12, Chapters 12.08 and 12.12)*
- *Health and Safety Code (Title 11)*
- *Health Code (Title 11, Division 1)*

June 12, 2008

COUNTY OF LOS ANGELES  
DEPARTMENT OF REGIONAL PLANNING  
320 W TEMPLE STREET  
LOS ANGELES, CALIFORNIA 90012

NEGATIVE DECLARATION

PROJECT NUMBER: RADVT2007-00009 Housing Element Update

1. DESCRIPTION: A proposed Fourth Revision of the County Housing Element, which is a legally required Element of the Los Angeles County General Plan. The current revision covers the period 2008 to 2014, and serves as a guide for meeting the current and future housing needs of the unincorporated areas of Los Angeles County. The Housing Element contains estimates of the existing and projected future housing supply; and identifies appropriate actions to be taken to encourage the private sector to help meet existing and future housing needs, as well as to ensure that governmental policies do not serve as constraints to housing production.
2. LOCATION: Countywide (unincorporated areas)
3. PROPONENT: As mandated by the State Housing Element Law (Sections 65580-65589.8 of the Government Code).
4. FINDINGS OF NO SIGNIFICANT IMPACTS:  
BASED ON THE INITIAL STUDY, IT HAS BEEN DETERMINED THAT THE PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT.
5. THE LOCATION AND CUSTODIAN OF THE RECORD OF PROCEEDINGS ON WHICH ADOPTION OF THIS NEGATIVE DECLARATION IS BASED:  
DEPARTMENT OF REGIONAL PLANNING, 320 WEST TEMPLE STREET, LOS ANGELES, CA 90012.

PREPARED BY: Connie Chung, AICP, Supervising Regional Planner  
Housing Section

DATE: 06/12/08



STATE OF CALIFORNIA - BUSINESS, TRANSPORTATION AND HOUSING AGENCYARNOLD, SCHWARZENEGGER, Governor**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
DIVISION OF HOUSING POLICY DEVELOPMENT**

1800 Third Street, Suite 430  
P. O. Box 952053  
Sacramento, CA 94252-2053  
(916) 323-3177  
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April 29, 2008

Mr. Bruce W. McClendon, Director  
Department of Regional Planning  
County of Los Angeles  
320 West Temple Street  
Los Angeles, CA 90012

Dear Mr. McClendon:

**RE: Review of Los Angeles County's Draft Housing Element**

Thank you for submitting the County of Los Angeles' draft housing element received for review on February 29, 2008. The Department is required to review draft housing elements and report the findings to the locality pursuant to Government Code Section 65585(b). In addition, the Department considered third party comments submitted by Shelter Partnerships, Los Angeles County Neighborhood Legal Services, and the Public Counsel Law Center, pursuant to Government Code Section 65585(c). A conversation with Ms. Connie Chung, Supervising Regional Planner, Ms. Rose Hamilton, Deputy Director, Ms. Anne Russett, Regional Planning Assistant II, Ms. Gretchen Siemers, Regional Planning Assistant II, and Ms. Tina Fung, Senior Planning Assistant and your consultants, Ms. Veronica Tam and Ms. Yara Fisher facilitated the review.

The draft element addresses some statutory requirements; however, revisions will be necessary to comply with State housing element law (Article 10.6 of the Government Code). In particular, the element must include a more detailed analysis of identified sites and potential governmental constraints; such as land-use controls and permit procedures. The enclosed Appendix describes these and other revisions needed to comply with State housing element law.

If you have any questions, please contact Paul McDougall, of our staff, at (916) 322-7995.

Sincerely,

Cathy E. Creswell  
Deputy Director

Enclosure

## APPENDIX

### COUNTY OF LOS ANGELES

The following changes would bring the County of Los Angeles' housing element into compliance with Article 10.6 of the Government Code. The pertinent Government Code is cited for each recommended change.

Housing element information is available on the Department's website at [www.hcd.ca.gov](http://www.hcd.ca.gov). Refer to the Division of Housing Policy Development and the section pertaining to State Housing Planning. Among other resources, please refer to the Department's latest technical assistance tool *Building Blocks for Effective Housing Elements (Building Blocks)* at [www.hcd.ca.gov/hpd/housing\\_element/index.html](http://www.hcd.ca.gov/hpd/housing_element/index.html), the Department's publication, *Housing Element Questions and Answers (Qs & As)*, and the Government Code addressing State housing element law.

#### A. Housing Needs, Resources, and Constraints

1. *Include an analysis of population and employment trends and documentation of projections and a quantification of the locality's existing and projected needs for all income levels, including extremely low-income households (Section 65583(a)(1)).*

Extremely Low-Income – In accordance with recently enacted legislation (Chapter 891, Statutes of 2006), the element must identify and analyze extremely low-income households existing and projected needs. While the element quantifies existing and projected extremely low-income households (pages 3-12 and 2-20), it must also analyze their housing needs. The County could engage the general public, service providers, groups such as the Special Needs Housing Alliance and representatives of extremely low-income households. For information on the required analysis, please refer to the Department's *Building Blocks* at ([http://www.hcd.ca.gov/hpd/housing\\_element/screen06\\_hn.pdf](http://www.hcd.ca.gov/hpd/housing_element/screen06_hn.pdf)).

2. *Include an inventory of land suitable for residential development, including vacant sites and sites having the potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites (Section 65583(a)(3)). The inventory of land suitable for residential development shall be used to identify sites that can be developed for housing within the planning period (Section 65583.2).*

Los Angeles County has a regional housing need of 57,176 housing units, of which, 23,498 units are for lower-income households. To address this need, the element relies on recently constructed or approved units, capacity within specific plans, and vacant and underutilized sites. However, to demonstrate the adequacy of these sites and strategies to accommodate the County's share of the regional housing need, the element must include detailed analyses, as follows:

Specific Plans – The element describes available residential capacity in approved specific plans for over 28,000 units, including 1,156 units affordable to lower-income households. To utilize this capacity to accommodate the County's share of the regional housing need, the element should include a detailed description of phasing or other timing requirements that impact the units being built in the planning period. For example, of the 28,000 units, how many units are projected in the planning period? This analysis should particularly address housing anticipated to be affordable to lower-income households.

Suitability of Non-Vacant Sites – The element must include a detailed description and analysis of the suitability of non-vacant sites in the planning period. The analysis must address the extent to which existing uses may impede additional residential development and a description, relative to identified sites, of development trends, market conditions and regulatory incentives and standards to facilitate redevelopment or reuse. While the element lists factors, such as the age of the building, high vacancy, large surface parking and not built to capacity, it should also describe how these factors were considered for typical sites to demonstrate the suitability of sites in the planning period. For example, the element lists several sites with existing apartments and large surface parking and no deteriorating buildings or high vacancy rates. The element should demonstrate how the sites are suitable for residential development or redevelopment in the planning period. The element notes (page 2-27) a majority of future development is expected along commercial corridors and transit centers. The element should include a discussion of the suitability of these sites and could identify the sites in the inventory to facilitate the implementation of Program 6 (Transit Oriented Districts). Also, the element lists several school sites and other public buildings. The element should include a discussion of the suitability and availability of these sites in the planning period, including, for example, whether the school sites have been declared surplus.

Small Sites – The sites inventory includes many smaller sites (less than half an acre). While the element notes lot consolidation potential, the element should also contain an analysis demonstrating the feasibility of development on these sites in the planning period, particularly for higher density and affordable to lower-income households given necessary economies of scale, and should include programs to facilitate development on these smaller sites.

Realistic Capacity – The element must describe the methodology for determining the capacity of sites in the inventory. The analysis must adjust the calculation to account for land-use controls and site improvements, including height limits, floor area ratios or other additional standards through a Community Standard District and could reflect recently built densities.

The analysis should also specifically account for the extent to which uses other than residential are allowed in commercial zones or land-use designations and could consider trends from recently constructed and approved developments.

*Infrastructure* – The element should demonstrate whether total infrastructure capacity (i.e., water and sewer) is available to accommodate the County's share of the regional housing need. This analysis should identify capacity available by community plan area relative to assumed residential capacity in the planning period.

*Zoning for a Variety of Housing Types* – The element must include a more detailed analysis of zoning available to encourage and facilitate emergency shelters. The element describes homeless shelters are subject to a Director's Review in multifamily zones, and most commercial and industrial zones. The element should also discuss approval findings for the Director's Review, development standards applied to homeless shelters and describe whether sufficient capacity is available to accommodate the County's identified need for emergency shelters.

The County should be aware of statutory changes to State law (Chapter 633 of Statutes 2007 [SB 2]). If a draft is submitted after March 31, 2008, the County will be required to comply with these statutory changes (Chapter 633), which include, among other things, the identification of a zone(s) where emergency shelters are permitted without a CUP or other discretionary action and permit transitional and supportive housing as a residential use and only subject to those restrictions that apply to other residential uses of the same type in the same zone.

3. *Analyze potential and actual governmental constraints upon the maintenance, improvement, and development of housing for all income levels, including land-use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures (Section 65583(a)(5)).*

*Land-Use Controls* – The element mentions Community Standards Districts (CSDs) for various planning areas (page 3-34) provide incentives and in some cases restrict residential development. The element should include a detailed description and analysis of the CSDs requirements. The analysis should identify the restrictive requirements of CSDs, particularly for multifamily or mixed-use development, and analyze their potential impacts on the supply and affordability of housing and ability to achieve maximum densities.

*Processing and Permit Procedures* – While the element briefly describes various processing procedures for residential development (page 3-44), it should include a detailed analysis of processing procedures for multifamily and mixed-use development including approval findings and their impact on applicant certainty. Please see the enclosed analysis from the Department's *Building Blocks* for your assistance.

- 4 -

*Constraints on Housing for Persons with Disabilities* – The element mentions some provision on housing for persons with disabilities such as the zoning treats residential care for six or fewer persons as a residential use. However, the element must include more detailed information and analysis. For example, the analysis should identify and analyze procedures for reducing parking, particular conditions that are applied to residential care facilities, requirements such as business licenses for on-site service and include a detailed discussion of the potential impacts of requiring a CUP for residential care facilities for 7 or more persons.

*Fees and Exactions* – The element lists some entitlement and impact fees (pages 3-42); however, it should also summarize the proportion of all typically applied fees and exactions on total development costs for housing, particularly multifamily. Please see the enclosed analysis for your assistance.

*Codes and their Enforcement* – The element should describe the type and degree of code enforcement activities including any efforts to link code enforcement activities to housing rehabilitation programs.

4. *An analysis of any special housing needs, such as those of the elderly, persons with disabilities, large families, farmworkers, families with female heads of households, and families and persons in need of emergency shelter. The need for emergency shelter shall be assessed based on annual and seasonal need (Section 65583(a)(7)).*

The element generally quantifies special needs; however, it should include a more detailed analysis of the characteristic of need for all special needs groups. For example, persons with disabilities is generally quantified by age, however, this should be accompanied by an analysis addressing the types of disabilities, available resources and degree of unmet need. The County could engage service providers and groups such as the Special Needs Housing Alliance to assist with this analysis. A more detailed analysis will facilitate more meaningful policies and programs. Please refer to the Department's *Building Blocks* for information on the required analyses.

Additionally, the element must include tenure (i.e., renter and owner) information for elderly.

5. *An analysis of opportunities for energy conservation with respect to residential development (Section 65583(a)(8)).*

The element notes the County is increasing its efforts to promote environmentally friendly building practices, including developing draft ordinances. Given the importance of promoting strategies to address changing climate and energy conservation, the housing element update can provide a great tool to implement the County's recent recommendations (page 2-36). For example, the element could include programs for the County's energy-efficient utility allowance and other strategies. The Department's *Qs and As* publication, *Building Blocks* and *Green Building and Sustainability Resources* bibliography are enclosed to assist.

## B. Quantified Objectives

*A statement of the community's goals, quantified objectives, and policies relative to the maintenance, preservation, improvement, and development of housing. The quantified objectives shall establish the maximum number of housing units by income category, including extremely low-income, that can be constructed, rehabilitated, and conserved over a five-year time period (Section 65583(b)).*

The element must include quantified objectives of housing units by income category that can be constructed, rehabilitated, and conserved in the planning period. While the element includes objectives for some of the County's programs, it must estimate total objectives including both private and County planned activities.

## C. Housing Programs

1. *Include a program which sets forth a five-year schedule of actions the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element through the administration of land-use and development controls, provision of regulatory concessions and incentives, and the utilization of appropriate federal and state financing and subsidy programs when available. The program shall include an identification of the agencies and officials responsible for the implementation of the various actions (Section 65583(c)).*

Most programs must be revised to include completion dates. Also, programs should be strengthened with specific actions, stronger commitment and detailed description of the County's role in implementation. The element notes a lack of housing diversity as one of the prominent development issues in the County (page 1-2) and identifies its lengthy entitlement process as a constraint (page D-2). Consequently, the element should include implementation actions to address these findings. Examples of programs that must be revised include, but are not limited to:

Program 3 (Affordable Housing Density Bonus Program) and Program 4 (Infill Sites Utilization Program) – Detail how and when the County will promote awareness of the programs.

Program 5 (Graduated Density) – Given substantial capacity is dependent on lot consolidation, the program should commit to when graduated densities will be adopted and if not adopted, what alternatives the County will pursue to facilitate lot consolidation.

Program 6 (Transit Oriented Districts) - Detail how and when the County will retool and promote the program.

Program 12 (Small Lot Subdivisions) – Include actions beyond exploring feasibility; consider an earlier completion date in concert with the County's zoning code update.



Program 13 (Countywide Affordable Rental Housing Development) -- Describe the County's role in implementation.

Program 15 (Redevelopment Affordable Housing Requirements) -- Describe the County's role in implementation and how assistance will be provided.

Program 25 (Preservation of At-Risk Housing) -- Given the 974 housing units at-risk in the planning period, the program must include more specific and proactive actions. For example, the County should consider contacting non-profits immediately to develop a preservation strategy, instead of the end of 2010. The program should also include a monitoring and tenant education component and consider pursuing funding on at least an annual basis.

2. *Identify adequate sites which will be made available through appropriate zoning and development standards and with public services and facilities needed to facilitate and encourage the development of a variety of types of housing for all income levels, including rental housing, factory-built housing, mobilehomes, and emergency shelters and transitional housing. Where the inventory of sites, pursuant to paragraph (3) of subdivision (a), does not identify adequate sites to accommodate the need for groups of all household income levels pursuant to Section 65584, the program shall provide for sufficient sites with zoning that permits owner-occupied and rental multifamily residential use by right, including density and development standards that could accommodate and facilitate the feasibility of housing for very low- and low-income households (Section 65583(c)(1)).*

As noted in finding A2, the element does not include a complete sites inventory or analysis and the adequacy of sites and zoning cannot be established. Based on the results of a complete sites inventory and analysis, the County may need to add or strengthen programs to address a shortfall of sites or zoning available to encourage a variety of housing types.

3. *The housing element shall contain programs which "address, and where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing" (Section 65583(c)(3)).*

As noted in finding A3, the element requires a more detailed analysis of potential governmental constraints. Depending upon the results of that analysis, the County may need to strengthen or add programs and address and remove or mitigate any identified constraints.

In addition, Program 2 (Removal of Governmental Constraints) should include a more detailed description of the County's commitment to remove constraints. For example, what specific zoning changes will be implemented to address farmworker housing and what specific standards will be removed to conform to the Housing Accountability Act or what will be considered for the reasonable accommodation procedure?

**C. Public Participation**

*Local governments shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the element shall describe this effort (Section 65583(c)(6)(B)).*

While the element describes the County's community forums and meetings with targeted committees and groups, the element should also generally describe how comments were incorporated into the housing element, including policies and programs. Further, engaging the community and organizations and service providers representing lower-income households is important in developing, adopting and implementing an effective housing element. The County should continue to engage the community, including the parties commenting on this draft, through the adoption of the housing element, including, prior to submittal to the Department, making revisions available with sufficient notice to comment (i.e., 30 days), and considering comments and incorporating, where appropriate, including strengthening policies and programs. Please refer to the Department's *Building Blocks* ([http://www.hcd.ca.gov/hpd/housing\\_element/Screen02\\_public\\_participation.doc](http://www.hcd.ca.gov/hpd/housing_element/Screen02_public_participation.doc)) for more information.

**D. Redevelopment Funds**

*Describe the amount and uses of funds in the redevelopment agency's Low and Moderate Income Housing Fund (Section 65583(c)).*

The element describes the County's various redevelopment areas and an estimated amount in the fund for the planning period (page 2-34). In addition, the element should better describe the planned uses of the funds by amount and could specifically relate planned uses and funds to programs in the element.

**REGIONAL PLANNING COMMISSION  
PUBLIC HEARING PROCEEDINGS  
HOUSING ELEMENT UPDATE OF THE GENERAL PLAN**

April 2, 2008

On April 2, 2008, the Regional Planning Commission (RPC) conducted a public hearing on the Draft Housing Element, heard testimony from the public, continued the public hearing to May 28, 2008 and directed the staff to incorporate necessary changes into a revised Draft for the Commission's consideration and approval. During the public hearing, the Housing Section staff presented the major findings and analyses, as well as the new programs included in the Draft to help meet the County's share of the regional housing need.

Following the presentation, the Commission asked questions and expressed concerns over the County's Regional Housing Needs Assessment (RHNA) allocation of 57,176 dwelling units to be built over a six year period, as determined by the Southern California Association of Governments. In particular, the Commission expressed concern over the low income allocation of 23,948 units in comparison to the actual availability of funding for affordable housing. Blair Babcock, of the Community Development Commission (CDC), noted that the CDC expects to fund far fewer affordable housing units than are projected in the County's RHNA. The staff noted that the process to determine the RHNA may be flawed and that the County and the Department of Regional Planning will continue to lobby for changes to the process.

The Commission also asked the staff to clarify whether or not the County would be required to rezone to accommodate the projected housing need, as well as whether planning for the regional housing need would create unintended consequences, such as increased traffic or unwanted density. The staff responded that the adequate sites inventory is determined using adopted land use policies, and that the Draft has concluded that there are enough adequate sites to accommodate the projected need. The staff, and a member of the County's consultant team, Veronica Tam, also reiterated the requirements of the State Housing Element Law and penalties for being out of compliance. Ms. Tam also outlined the mandatory review and certification process and the region's statutory deadline of July 1, 2008.

Testimony was heard from two members of the public. Ugochi Anaeberere of Neighborhood Legal Services testified that some of the State's requirements were not met in the Draft, and provided copies of a previously submitted comment letter detailing their concerns. Henry Porter of the Southwest Homeowners Association and the Los Angeles County Housing Advisory Committee commented on the infrastructure deficiencies in many of the urban areas, where the Housing Element identifies sites for new housing development, better connecting code enforcement efforts with housing policies, and the importance of including caveats for funding availability for many of the programs in the Draft.

The Commission voted unanimously to continue the public hearing. Additionally, the Commission directed the staff to recommend possible mechanisms for tracking the County's progress toward meeting the RHNA.

#### May 28, 2008

At the continued public hearing on May 28, 2008, the Regional Planning Commission heard testimony from the public and again continued the public hearing until June 18, 2008. During the public hearing, the staff provided the Commission with a status report on the Housing Element Update, including a summary of concerns transmitted by the State Department of Housing and Community Development, per the mandatory 60-day review process. The staff outlined the progress toward responding to the State's comments, which include:

- Current procedures may be constraints to housing development, particularly Director's Reviews for homeless shelters, as well as code enforcement practices;
- Governmental constraints to housing development may exist in the zoning code or in practice, relating to the County's Community Standards Districts and permitting procedures for housing for persons with disabilities;
- The adequate sites inventory should address the adequacy of infrastructure where sites are identified;
- Housing Element programs should designate timeframes for completion and include substitute programs in the event that they are not implemented;
- The required public participation section should include a summary of how comments received were incorporated into the Draft; and
- The Element should include a more detailed analysis of housing for extremely low income households.

The Commission commented that they were looking forward to hearing from the staff on the responses to the State's comments, especially in regards to any governmental constraints included in the Zoning code and processing procedures that may unduly constrain affordable housing development and housing for persons with special needs. The staff also provided an update to the Commission on possible mechanisms to track the progress of meeting the regional housing need (RHNA), as well as a synopsis of the discussion of the May 22, 2008 Housing Advisory Committee meeting concerning housing for persons with special needs.

Testimony was heard from one individual, Sandy Chu of Southern California Rehabilitation Services, who encouraged the Commission to consider the needs of persons with disabilities, as well as extremely low-income individuals, in implementing the programs of the Housing Element and any future decision-making processes. In response, the Commission and the staff discussed how the reasonable accommodations ordinance, which is included as a program in the Draft, could help address the concerns over housing for persons with disabilities.

The Housing Section staff requested a continuance to June 18 in order to sufficiently respond to the State's comments, while still aiming to meet the region's statutory deadline.

The Commission voted unanimously to continue the public hearing.

### June 18, 2008

At the June 18, 2008 public hearing, the Regional Planning Commission approved the Update to the Housing Element of the General Plan and recommended that the Board of Supervisors hold a public hearing to consider the Draft for approval. The staff presented the Commission with details on changes made to the Draft since the May 28<sup>th</sup> public hearing. These changes reflect comments provided by the State Department of Housing and Community Development that were transmitted in their 60-day review letter, and members of the public, as well as minor editorial revisions. Changes include:

- Updates to the analysis of governmental constraints that include a detailed examination of provisions of the County's Community Standards Districts that affect multi-family housing development;
- Revisions to the adequate sites inventory to include a more comprehensive analysis of lot consolidation potential for smaller sites, as well as an analysis of infrastructure capacity where sites are identified;
- New analyses in the adequate sites inventory to account for the potential affordable housing capacity of manufactured housing and mobile homes in the Antelope Valley as well as the potential under different density scenarios within the existing and proposed Transit Oriented Districts;
- Changes to the programs section to provide timeframes for implementation, as well as alternatives for feasibility programs in the event that the programs are not implemented. The County's green-building initiatives were also included as programs; and
- Revisions to the analyses of extremely low-income households and special needs populations, as well as a more thorough review of the County's permitting procedures for housing developments that serve these groups.

The Commission commented on the additional analyses of the potential capacity for affordable manufactured housing and mobile homes and the TOD Program. The Commission suggested that the TOD program be expanded to include additional transit areas not specified as Metro Blue, Green or Gold lines, to account for possible future expansions in Metro service, including rapid bus lines.

The Commission also expressed concern that including the analysis of the potential capacity for mobile homes and manufactured housing in the Antelope Valley might encourage this type of housing, as mobile homes have historically been more susceptible to damage from inclement weather and natural disasters. To clarify, the staff stated that as an analysis, this section of the Housing Element is only

demonstrating the potential capacity for affordable housing, and not in fact promoting or incentivizing this type of development. Additionally, the Commission asked if areas besides the Antelope Valley were included in this analysis. The staff responded by detailing the methodology for the analysis, explaining that this housing type is verified to be most affordable in the rural Antelope Valley, where low density housing may be more appropriate. The Commission recommended that the staff revise the draft to reverse the order of the terms “mobile homes” and “manufactured housing” and to explicitly state the term “mobile home park.”

The Commission opened the hearing for public testimony; no testimony was heard. The Commission voted unanimously to approve the proposed update to the Housing Element with their recommended changes, and to recommend that the Board of Supervisors hold a public hearing to consider the Draft.

CC:GS

4 March 2008

Housing Section  
L.A. Co. Dept of Regional Planning  
Los Angeles CA 90012

Re: Changing housing needs.

"If you build it, they will come"  
So don't build it.

Electrical power needs exceed power  
available

There is no good news about available  
water for the entire Southwestern U.S.A.

The cycle of build homes - build more  
free ways - build more homes - build  
more free ways has only led to gridlock  
and increased pollution.

The State of California & particularly L.A.  
and Orange counties is like a  
beautiful woman who has been burned  
raped, drowned, tortured almost  
to extinction.

What harm can come from a moratorium on growth and increased population. She will always be there to rape and torture in the future, if limiting contact with her doesn't work.

Damage done by fire, floods, lack of planning means that regional planners have been asleep at the switch for too long.

Sincerely

Patricia Bass

PATRICIA BASS  
5898 NAPLES PLAZA #302  
LONG BEACH, CA 90803

562-439-9490





PLANNING, BUILDING, & CODE ENFORCEMENT

18 March 2008

VIA E-MAIL AND U.S. MAIL  
E-MAIL: [housing@planning.lacounty.gov](mailto:housing@planning.lacounty.gov)

County of Los Angeles  
Department of Regional Planning  
ATTN: Housing Section  
320 W. Temple St., Rm. 1354  
Los Angeles, CA 90012

**SUBJECT Comments on the Los Angeles County Draft General Plan Housing Element**

To Whom It May Concern:

The City of Rancho Palos Verdes appreciates the opportunity to comment upon the draft of the County's General Plan Housing Element. We respectfully offer the following comments for your consideration:

- 1) There are two (2) unincorporated County "islands" on or near the Palos Verdes Peninsula about which the City is concerned. The first is the Westfield Planning Area near the intersection of Palos Verdes Drive North and Crenshaw Boulevard, and the second is the La Rambla Planning Area in central San Pedro. Substantial, new residential development in either of these areas has the potential to adversely affect the semi-rural quality of life for residents in Rancho Palos Verdes and the other cities on the Peninsula, primarily as a result of increased density/intensity of development and additional traffic.
- 2) We understand that the Regional Housing Needs Assessment (RHNA) assigned the County a total of 57,176 dwelling units as its share of the regional obligation for new housing. At this point, has the County "allocated" a specific number of units to Westfield or La Rambla? Based upon Table 2-10 in the Housing Element (p. 2-29), it appears that the only location-specific unit allocations are to the four (4) County specific plan areas. Is this correct?
- 3) Again in reference to Table 2-10, do we correctly understand that, aside from the four (4) specific plan areas, the County proposes to satisfy its RHNA requirement with development of new units on vacant and underutilized sites, and with the development of second units on existing single-family properties? If so, we note that the lists and maps in Appendix 'A' show no vacant or underutilized sites in

**L.A. County Department of Regional Planning**

**18 March 2008**

**Page 2**

Westfield, but several of each in La Rambla. This being the case, we have the following concerns:

- a) Since there are no vacant or underutilized sites identified in Westfield, we presume that new second units on developed lots would be the main vehicle to provide additional housing in this planning area. Has a specific portion of the proposed 650 County-wide second units been "allocated" to Westfield? Much of the Westfield area—like much of the Peninsula—is characterized by steep slopes, sensitive habitat areas and a lack of public sanitary sewers. We are concerned that these physical constraints may limit the ability of many properties in this area to support the development of second units without adverse impacts to surrounding properties and areas.
- b) Based upon the tables in Appendix 'A', the vacant and underutilized sites in La Rambla are proposed to be capable of supporting up to sixty (60) additional dwelling units. The County should be aware that major north-south access to and from La Rambla is provided by Western Avenue, which abuts the northwesterly corner of the planning area. Western Avenue serves as the boundary between Rancho Palos Verdes and San Pedro, and is also the location of a major commercial strip that serves both communities. Traffic on Western Avenue is already severely impacted during peak hours, and we are concerned that substantial new residential development in La Rambla—particularly higher-density development—will only serve to exacerbate this existing condition.

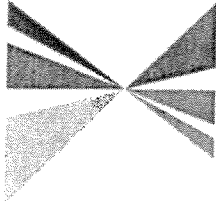
Again, thank you for the opportunity to provide comments on this important project. If you have any questions or need additional information, please feel free to contact me at (310) 544-5228 or via e-mail at [kitf@rpv.com](mailto:kitf@rpv.com).

Sincerely,



**Kit Fox, AICP**  
Associate Planner

cc: Mayor Stern and City Council  
Carolyn Lehr, City Manager  
Joel Rojas, Director of Planning, Building and Code Enforcement



**ASSOCIATION of  
GOVERNMENTS**

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Alan D. Wapner, Ontario

March 20, 2008

Ms. Connie Chung, Supervising Regional Planner  
Los Angeles County Department of Planning, Housing Section  
320 West Temple St.  
Los Angeles, CA 90012  
(213) 974-6425

**RE: SCAG Comments on the Notice of Intent to Adopt a Negative Declaration for  
County of Los Angeles Housing Element Update, Project No. RADV T200700009 -  
SCAG No. I20080127**

Dear Ms. Chung,

Thank you for submitting the Notice of Intent to Adopt a Negative Declaration for County of Los Angeles Housing Element Update, Project No. RADV T200700009 - SCAG No. I20080127, to the Southern California Association of Governments (SCAG) for review and comment. SCAG is the authorized regional agency for Inter-Governmental Review of Programs proposed for federal financial assistance and direct development activities, pursuant to Presidential Executive Order 12372 (replacing A-95 Review). Additionally, pursuant to Public Resources Code Section 21083(d) SCAG reviews Environmental Impacts Reports of projects of regional significance for consistency with regional plans per the California Environmental Quality Act Guidelines, Sections 15125(d) and 15206(a)(1). SCAG is also the designated Regional Transportation Planning Agency and as such is responsible for both preparation of the Regional Transportation Plan (RTP) and Regional Transportation Improvement Program (RTIP) under California Government Code Section 65080 and 65082.

SCAG staff has reviewed the aforementioned Notice of Intent to Adopt a Negative Declaration and has determined that the proposed project is regionally significant per the California Environmental Quality Act (CEQA) Guidelines (Section 15125(d) and 15206). CEQA requires that EIRs discuss any inconsistencies between the proposed project and applicable general plans and regional plans (Section 15125 [d]). If there are inconsistencies, an explanation and rationalization for such inconsistencies should be provided. However, a regional discussion is not required to be contained in a Negative Declaration and none exists here. The project proposes to update the Housing Element for the County of Los Angeles's General Plan. The attached comments are meant to provide guidance for considering the proposed project within the context of our regional goals and policies.

Policies of SCAG's Regional Comprehensive Plan and Guide (RCPG), Regional Transportation Plan (RTP), and Compass Growth Vision (CGV) that may be applicable to your project are outlined in the attachment. The RCPG, RTP and CGV can be found on the SCAG web site at: <http://scag.ca.gov/igr>.

**Please provide a minimum of 45 days for SCAG to review the Negative Declaration and associated plans when these documents are available. If you have any questions regarding the attached comments, please contact Christine Fernandez at (213) 236-1923. Thank you.**

Sincerely,

Jacob Lieb, Manager  
Environmental Planning Division

DOCS#144722v1

**COMMENTS ON NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION FOR  
COUNTY OF LOS ANGELES HOUSING ELEMENT UPDATE, PROJECT NO. RADV  
T200700009 - SCAG NO. I20080127**

**PROJECT DESCRIPTION**

The housing element is a legally required Element of the Los Angeles County General Plan. The proposed revision to the Housing Element serves as a policy guide for meeting the existing and future housing needs of all economic segments of the unincorporated areas of Los Angeles County for the period 2008 to 2014. Through an analysis of adopted land use policies, the housing Element ensures that Los Angeles County properly plans for its fair share of the regional housing need. In addition, the Housing Element contains estimates of the existing and projected future housing needs, outlines strategies to address those needs, and identifies constraints to housing production.

The project is for the unincorporated areas of the County of Los Angeles.

**CONSISTENCY WITH REGIONAL COMPREHENSIVE PLAN AND GUIDE POLICIES**

The **Growth Management Chapter (GMC)** of the Regional Comprehensive Plan and Guide (RCPG) contains the following policies that are particularly applicable and should be addressed in the proposed project.

**Regional Growth Forecasts**

The Negative Declaration should reflect the most current SCAG forecasts, which are the 2004 RTP (April 2004) Population, Household and Employment forecasts. The forecasts for your region, subregion, and cities are as follows:

**Adopted SCAG Regionwide Forecasts<sup>1</sup>**

	<b>2010</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>
Population	19,208,661	20,191,117	21,137,519	22,035,416	22,890,797
Households	6,072,578	6,463,402	6,865,355	7,263,519	7,660,107
Employment	8,729,192	9,198,618	9,659,847	10,100,776	10,527,202

**Adopted County of Los Angeles Forecasts<sup>1</sup>**

	<b>2010</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>
Population	9,580,028	10,258,304	10,718,007	11,113,772	11,501,884
Households	3,137,047	3,235,358	3,404,016	3,582,693	3,763,875
Employment	4,453,477	4,503,683	5,022,215	5,198,739	5,366,865

**Adopted Unincorporated - County of Los Angeles Forecasts<sup>1</sup>**

	<b>2010</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>
Population	1,231,730	1,332,100	1,429,615	1,520,279	1,604,293
Households	337,539	371,349	405,520	439,160	472,279
Employment	303,110	314,852	326,028	336,182	345,469

1. The 2004 RTP growth forecast at the regional, county and subregional level was adopted by RC in April, 2004. City totals are the sum of small area data and should be used for advisory purposes only.

The Draft 2008 RTP Baseline Growth Forecast (built upon subregion/local jurisdiction input) was released on November 1, 2007 by the Community, Economic and Human Development Committee (CEHD) along with the Draft 2008 RTP and RCP for public review and comment. You may wish to review these forecasts to determine compatibility with any Project Forecasts. The following 2035 forecasts are provided for your reference for the unincorporated areas in the County of Los Angeles, the entire County of Los Angeles and SCAG Region. The forecasts for the intervening years (2010, 2015, 2020, 2025, and 2030) will be included in the 2008 RTP Baseline Growth Forecast.

2035 Forecasts <sup>1</sup>	Population	Households	Employees
County of Los Angeles – Unincorporated Area	1,648,694	464,468	384,300
County of Los Angeles	12,337,575	4,003,095	5,041,172
SCAG Region	24,056,000	7,710,000	10,287,000

1. Source: Draft 2008 RTP Baseline Growth Forecast  
([http://scag.ca.gov/forecast/downloads/RTP\\_baseline\\_forecasts\\_1001.xls](http://scag.ca.gov/forecast/downloads/RTP_baseline_forecasts_1001.xls) )

- 3.01 *The population, housing, and jobs forecasts, which are adopted by SCAG's Regional Council and that reflect local plans and policies shall be used by SCAG in all phases of implementation and review.*

#### **GMC POLICIES RELATED TO THE RCPG GOAL TO IMPROVE THE REGIONAL STANDARD OF LIVING**

The Growth Management goals to develop urban forms that enable individuals to spend less income on housing cost, that minimize public and private development costs, and that enable firms to be more competitive, strengthen the regional strategic goal to stimulate the regional economy. The evaluation of the proposed project in relation to the following policies would be intended to guide efforts toward achievement of such goals and does not infer regional interference with local land use powers.

- 3.04 *Encourage local jurisdictions' efforts to achieve a balance between the types of jobs they seek to attract and housing prices.*
- 3.05 *Encourage patterns of urban development and land use which reduce costs on infrastructure construction and make better use of existing facilities.*
- 3.06 *Support public education efforts regarding the costs of various alternative types of growth and development.*
- 3.09 *Support local jurisdictions' efforts to minimize the cost of infrastructure and public service delivery, and efforts to seek new sources of funding for development and the provision of services.*
- 3.10 *Support local jurisdictions' actions to minimize red tape and expedite the permitting process to maintain economic vitality and competitiveness.*

#### **GMC POLICIES RELATED TO THE RCPG GOAL TO IMPROVE THE REGIONAL QUALITY OF LIFE**

The Growth Management goals to attain mobility and clean air goals and to develop urban forms that enhance quality of life, that accommodate a diversity of life styles, that preserve open space and natural resources, and that are aesthetically pleasing and preserve the character of communities, enhance the regional strategic goal of maintaining the regional quality of life. The evaluation of the proposed project in relation to the following policies would be intended to provide direction for plan implementation, and does not allude to regional mandates.

- 3.11 *Support provisions and incentives created by local jurisdictions to attract housing growth in job-rich subregions and job growth in housing-rich subregions.*
- 3.12 *Encourage existing or proposed local jurisdictions' programs aimed at designing land uses which encourage the use of transit and thus reduce the need for roadway expansion, reduce the # of auto trips and vehicle miles traveled, and create opportunities for residents to walk and bike.*
- 3.13 *Encourage local jurisdictions' plans that maximize the use of existing urbanized areas accessible to transit through infill and redevelopment.*
- 3.14 *Support local plans to increase density of future development located at strategic points along the regional commuter rail, transit systems, and activity centers.*
- 3.15 *Support local jurisdictions' strategies to establish mixed-use clusters and other transit-oriented developments around transit stations and along transit corridors.*
- 3.16 *Encourage developments in and around activity centers, transportation corridors, underutilized infrastructure systems, and areas needing recycling and redevelopment.*
- 3.17 *Support and encourage settlement patterns, which contain a range of urban densities.*
- 3.18 *Encourage planned development in locations least likely to cause adverse environmental impact.*
- 3.19 *Support policies and actions that preserve open space areas identified in local, state, and federal plans.*
- 3.20 *Support the protection of vital resources such as wetlands, groundwater recharge areas, woodlands, production lands, and land containing unique and endangered plants and animals.*
- 3.21 *Encourage the implementation of measures aimed at the preservation and protection of recorded and unrecorded cultural resources and archaeological sites.*

#### **GMC POLICIES RELATED TO THE RCPG GOAL TO PROVIDE SOCIAL, POLITICAL, AND CULTURAL EQUITY**

The Growth Management goals to develop urban forms that avoid economic and social polarization promotes the regional strategic goal of minimizing social and geographic disparities and of reaching equity among all segments of society. The evaluation of the proposed project in relation to the policy stated below is intended guide direction for the accomplishment of this goal, and does not infer regional mandates and interference with local land use powers.

- 3.24 *Encourage efforts of local jurisdictions in the implementation of programs that increase the supply and quality of housing and provide affordable housing as evaluated in the Regional Housing Needs Assessment.*
- 3.27 *Support local jurisdictions and other service providers in their efforts to develop sustainable communities and provide, equally to all members of society, accessible and effective services such as: public education, housing, health care, social services, recreational facilities, law enforcement, and fire protection.*

#### **AIR QUALITY CHAPTER**

The Air Quality Chapter core actions related to the proposed project include:

- 5.11 *Through the environmental document review process, ensure that plans at all levels of government (regional, air basin, county, subregional, and local) consider air quality, land use, transportation, and economic relationships to ensure consistency and minimize conflicts*

## **OPEN SPACE AND CONSERVATION CHAPTER**

The **Open Space and Conservation Chapter** goals related to the proposed project include:

- 9.01** *Provide adequate land resources to meet the outdoor recreation needs of the present and future residents in the region.*
- 9.02** *Increase the accessibility to open space lands for outdoor recreation.*
- 9.03** *Promote self-sustaining regional recreation resources and facilities.*
- 9.04** *Maintain open space for adequate protection to lives and properties against natural and manmade hazards.*
- 9.05** *Minimize potentially hazardous developments in hillsides, canyons, areas susceptible to flooding, earthquakes, wildfire and other known hazards, and areas with limited access for emergency equipments.*
- 9.08** *Develop well-managed viable ecosystems or known habitats of rare, threatened and endangered species, including wetlands.*

## **WATER QUALITY CHAPTER RECOMMENDATIONS AND POLICY OPTIONS**

The **Water Quality Chapter** goals related to the proposed project include:

- 11.02** *Encourage “watershed management” programs and strategies, recognizing the primary role of local governments in such efforts.*
- 11.07** *Encourage water reclamation throughout the region where it is cost-effective, feasible, and appropriate to reduce reliance on imported water and wastewater discharges. Current administrative impediments to increased use of wastewater should be addressed.*

## **REGIONAL TRANSPORTATION PLAN**

The **2004 Regional Transportation Plan (RTP)** also has goals and policies that are pertinent to this proposed project. This RTP links the goal of sustaining mobility with the goals of fostering economic development, enhancing the environment, reducing energy consumption, promoting transportation-friendly development patterns, and encouraging fair and equitable access to residents affected by socio-economic, geographic and commercial limitations. The RTP continues to support all applicable federal and state laws in implementing the proposed project. Among the relevant goals and policies of the RTP are the following:

### ***Regional Transportation Plan Goals:***

- RTP G1** *Maximize mobility and accessibility for all people and goods in the region.*
- RTP G2** *Ensure travel safety and reliability for all people and goods in the region.*
- RTP G3** *Preserve and ensure a sustainable regional transportation system.*
- RTP G4** *Maximize the productivity of our transportation system.*
- RTP G5** *Protect the environment, improve air quality and promote energy efficiency.*
- RTP G6** *Encourage land use and growth patterns that complement our transportation investments.*

## **GROWTH VISIONING**

The fundamental goal of the **Compass Growth Visioning** effort is to make the SCAG region a better place to live, work and play for all residents regardless of race, ethnicity or income class. Thus, decisions regarding growth, transportation, land use, and economic development should be made to promote and sustain for future generations the region's mobility, livability and prosperity. The following “Regional Growth Principles” are proposed to provide a framework for local and regional decision making that improves the quality of life for all SCAG residents. Each principle is followed by a specific set of strategies

intended to achieve this goal.

**Principle 1: Improve mobility for all residents.**

- GV P1.1 *Encourage transportation investments and land use decisions that are mutually supportive.*
- GV P1.2 *Locate new housing near existing jobs and new jobs near existing housing.*
- GV P1.3 *Encourage transit-oriented development.*
- GV P1.4 *Promote a variety of travel choices*

**Principle 2: Foster livability in all communities.**

- GV P2.1 *Promote infill development and redevelopment to revitalize existing communities.*
- GV P2.2 *Promote developments, which provide a mix of uses.*
- GV P2.3 *Promote "people scaled," walkable communities.*
- GV P2.4 *Support the preservation of stable, single-family neighborhoods.*

**Principle 3: Enable prosperity for all people.**

- GV P3.1 *Provide, in each community, a variety of housing types to meet the housing needs of all income levels.*
- GV P3.2 *Support educational opportunities that promote balanced growth.*
- GV P3.3 *Ensure environmental justice regardless of race, ethnicity or income class.*
- GV P3.4 *Support local and state fiscal policies that encourage balanced growth*
- GV P3.5 *Encourage civic engagement.*

**Principle 4: Promote sustainability for future generations.**

- GV P4.1 *Preserve rural, agricultural, recreational, and environmentally sensitive areas.*
- GV P4.2 *Focus development in urban centers and existing cities.*
- GV P4.3 *Develop strategies to accommodate growth that uses resources efficiently, eliminate pollution and significantly reduce waste.*
- GV P4.4 *Utilize "green" development techniques*

**CONCLUSION**

All feasible measures needed to mitigate any potentially negative regional impacts associated with the proposed project should be implemented and monitored, as required by CEQA.

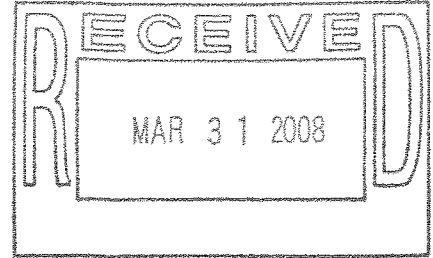


## NATIVE AMERICAN HERITAGE COMMISSION

915 CAPITOL MALL, ROOM 364  
 SACRAMENTO, CA 95814  
 (916) 653-6251  
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 Web Site [www.nahc.ca.gov](http://www.nahc.ca.gov)  
 e-mail: [ds\\_nahc@pacbell.net](mailto:ds_nahc@pacbell.net)



March 25, 2008



Ms. Connie Chung, AICP

## LOS ANGELES COUNTY DEPARTMENT OF REGIONAL PLANNING

320 W. Temple Street, Room 1354  
 Los Angeles, CA 90012

Re: SCH#2008021150: CEQA Notice of Completion; Negative Declaration for Fourth Revision of the Los Angeles County Housing Element; a General Plan Element; Department of Regional Planning; Los Angeles County, California

Dear Ms. Chung:

The Native American Heritage Commission is the state agency designated to protect California's Native American Cultural Resources. The California Environmental Quality Act (CEQA) requires that any project that causes a substantial adverse change in the significance of an historical resource, that includes archaeological resources, is a 'significant effect' requiring the preparation of an Environmental Impact Report (EIR) per the California Code of Regulations §15064.5(b)(c) (CEQA guidelines). Section 15382 of the 2007 CEQA Guidelines defines a significant impact on the environment as "a substantial, or potentially substantial, adverse change in any of physical conditions within an area affected by the proposed project, including ... objects of historic or aesthetic significance." In order to comply with this provision, the lead agency is required to assess whether the project will have an adverse impact on these resources within the 'area of potential effect (APE)', and if so, to mitigate that effect. To adequately assess the project-related impacts on historical resources, the Commission recommends the following action:

- ✓ Contact the appropriate California Historic Resources Information Center (CHRIS) for possible 'recorded sites' in locations where the development will or might occur.. Contact information for the Information Center nearest you is available from the State Office of Historic Preservation (916/653-7278)/ <http://www.ohp.parks.ca.gov>. The record search will determine:
  - If a part or the entire APE has been previously surveyed for cultural resources.
  - If any known cultural resources have already been recorded in or adjacent to the APE.
  - If the probability is low, moderate, or high that cultural resources are located in the APE.
  - If a survey is required to determine whether previously unrecorded cultural resources are present.
- ✓ If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
  - The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for public disclosure.
  - The final written report should be submitted within 3 months after work has been completed to the appropriate regional archaeological information center.
- ✓ Contact the Native American Heritage Commission (NAHC) for:
  - \* A Sacred Lands File (SLF) search of the project area and information on tribal contacts in the project vicinity that may have additional cultural resource information. Please provide this office with the following citation format to assist with the Sacred Lands File search request: USGS 7.5-minute quadrangle citation with name, township, range and section:
  - The NAHC advises the use of Native American Monitors to ensure proper identification and care given cultural resources that may be discovered. The NAHC recommends that contact be made with Native American Contacts on the attached list to get their input on potential project impact (APE). In some cases, the existence of a Native American cultural resources may be known only to a local tribe(s).
- ✓ Lack of surface evidence of archeological resources does not preclude their subsurface existence.
  - Lead agencies should include in their mitigation plan provisions for the identification and evaluation of accidentally discovered archeological resources, per California Environmental Quality Act (CEQA) §15064.5 (f). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American, with knowledge in cultural resources, should monitor all ground-disturbing activities.
  - A culturally-affiliated Native American tribe may be the only source of information about a Sacred Site/Native American cultural resource.
  - Lead agencies should include in their mitigation plan provisions for the disposition of recovered artifacts, in consultation with culturally affiliated Native Americans.

✓ Lead agencies should include provisions for discovery of Native American human remains or unmarked cemeteries in their mitigation plans.

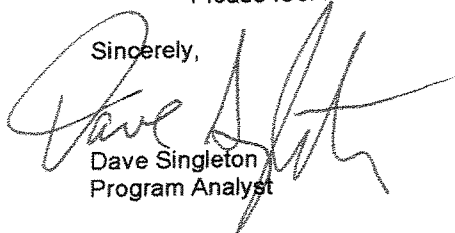
\* CEQA Guidelines, Section 15064.5(d) requires the lead agency to work with the Native Americans identified by this Commission if the initial Study identifies the presence or likely presence of Native American human remains within the APE. CEQA Guidelines provide for agreements with Native American, identified by the NAHC, to assure the appropriate and dignified treatment of Native American human remains and any associated grave liens.

✓ Health and Safety Code §7050.5, Public Resources Code §5097.98 and Sec. §15064.5 (d) of the California Code of Regulations (CEQA Guidelines) mandate procedures to be followed, including that construction or excavation be stopped in the event of an accidental discovery of any human remains in a location other than a dedicated cemetery until the county coroner or medical examiner can determine whether the remains are those of a Native American. Note that §7052 of the Health & Safety Code states that disturbance of Native American cemeteries is a felony.

✓ Lead agencies should consider avoidance, as defined in §15370 of the California Code of Regulations (CEQA Guidelines), when significant cultural resources are discovered during the course of project planning and implementation

Please feel free to contact me at (916) 653-6251 if you have any questions.

Sincerely,



Dave Singleton  
Program Analyst

Attachment: List of Native American Contacts

Cc: State Clearinghouse

**Native American Contacts  
Los Angeles County  
March 25, 2008**

Charles Cooke  
32835 Santiago Road  
Acton , CA 93510  
  
(661) 733-1812 - cell  
suscol@intox.net

Chumash  
Fernandeno  
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Gabrielino Tongva

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native American with regard to cultural resources for the proposed, CH#2008021150; CEQA Notice of Completion; Negative Declaration for the Fourth Revision of the Los Angeles County Housing Element; a General Plan Amendment; Los Angeles County Department of Regional Planning, California.

**From:** mjaikowski@aol.com  
**Sent:** Tuesday, March 25, 2008 2:24 PM  
**To:** housing  
**Subject:** RE: zoning change for low income housing

To whom this may concern,

RE: Draft Housing Element

It has come to my attention that the county proposes to put low income and section 8 housing in the Wiseburn area. This would have a negative impact in our community and lower property values!

Currently, our community has a low crime rate etc but with the placement of low income housing in the community this will bring a certain undesirable element into the community. Also people who tend to rent do not have the interest in the "good of the neighborhood at all". An example of this is the housing on 135th St by La Cienga where the freeway had housing placed for low income folks back in the 1990's for displaced century freeway folks. You can see how little landscaping and maintenance etc to all the houses is been done with little to no care to the property.

Please do not ruin our Wiseburn community at the expense to provide affordable housing of low income people.

If there is any local in the area- "in Hawthorne" meeting to provide the community with detail information please inform me.

A Wiseburn area resident and property owner  
Thank you

Sincerely,

Marion Jaikowski  
310 6792243

**From:** Ron Kinzie [acemech@pacbell.net]  
**Sent:** Wednesday, March 26, 2008 3:06 PM  
**To:** housing  
**Subject:** low income housing

To whom this concerns,

I have lived in Hawthorne for over 32 yrs. It has been in a steady decline for the time I have lived here. We as residents try our hardest to maintain a safe community for our families and children. I was living here when they brought in the 135<sup>th</sup> street housing tract between Ocean Gate and La Cienega.

That was an absolute disaster and hurt our home prices as well as brought some very undesirable people into our community.

Why don't you see if there is room in Manhattan Beach for your project? Why does it have to be Hawthorne?

Could you please respond to this e-mail regarding times for hearings on the above subject and any answers you may have.

Thank You.

Ron Kinzie



26650 The Old Road, Suite 110  
Valencia, CA 91381  
(661) 222-3200

JAMES C. BIZZELLE, III  
Vice President, Community Development  
Phone (661) 222-3200  
Fax (661) 255-7837

March 27, 2008

Los Angeles County Regional Planning Commission  
170 Hall of Records  
320 West Temple Street  
Los Angeles, California 90012

Re: Draft Housing Element

Dear Commissioners:

This letter concerns the draft Housing Element, which is scheduled for public hearing before this Commission on April 2, 2008. We are concerned that the draft Housing Element, in identifying the inventory of residential sites to meet the County's stated need of 57,176 new housing units between 2008 and 2014, has failed to identify two important Pardee Homes' developments in north Los Angeles County.

Tract Map 48086, the Spring Canyon project, was approved by the Board of Supervisors in August 2004. The project is located north of the Antelope Valley Freeway (Highway 14) in the Santa Clarita Valley, and is approved for 499 residential units.

Tract Map 60922, the Skyline Ranch project, is currently in the entitlement process. This 2,196 acre project is located in the Santa Clarita Valley, west and north of the Antelope Valley Freeway, and north of the City of Santa Clarita. The project, which will not require a zone change or general plan amendment, contemplates construction of 1,270 residential units.

Because the developer of the projects will be responsible for constructing the necessary improvements to provide adequate infrastructure, we believe these two projects should be included on the Housing Element's inventory of residential sites.

Thank you for your attention to this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "J. Bizzelle", is written over a large, stylized, light-colored circular mark that resembles a large "P" or a stylized "B".

PARDEE HOMES  
James C. Bizzelle  
Vice President, Community Development

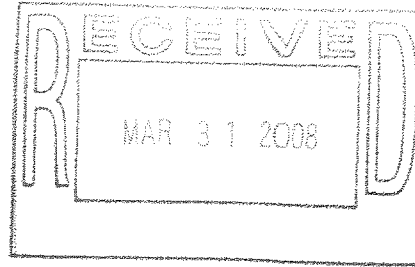
## PUBLIC UTILITIES COMMISSION

320 WEST 4<sup>TH</sup> STREET, SUITE 500  
LOS ANGELES, CA 90013



March 27, 2008

Connie Chung  
Los Angeles County Dept. of Regional Planning  
320 West Temple Street, Room 1348  
Los Angeles, CA 90012



Dear Ms. Chung:

Re: SCH# 2008021150; Fourth Revision to the Los Angeles County Housing Element

The California Public Utilities Commission (Commission) has jurisdiction over the safety of highway-rail crossings (crossings) in California. The California Public Utilities Code requires Commission approval for the construction or alteration of crossings and grants the Commission exclusive power on the design, alteration, and closure of crossings.

Commission staff is in receipt of the *Notice of Completion & Environmental Document Transmittal-Neg. Dec.* from the State Clearinghouse. As the state agency responsible for rail safety within California, we recommend that the City add language to the General Plan so that any future planned development adjacent to or near any railroad right-of-way be planned with the safety of the rail corridor in mind. New developments may increase traffic volumes not only on streets and at intersections, but also at at-grade highway-rail crossings. This includes considering pedestrian circulation patterns/destinations with respect to railroad right-of-way.

Mitigation measures to consider include, but are not limited to, the planning for grade separations for major thoroughfares, improvements to existing at-grade highway-rail crossings due to increase in traffic volumes and continuous vandal resistant fencing or other appropriate barriers to limit the access of trespassers onto the railroad right-of-way.

Please advise us on the status of the project. If you have any questions in this matter, please contact me at (213) 576-7078 or at [rxm@cpuc.ca.gov](mailto:rxm@cpuc.ca.gov).

Sincerely,

A handwritten signature in dark ink, appearing to read 'Rosa Muñoz'.

Rosa Muñoz, PE  
Utilities Engineer  
Rail Crossings Engineering Section  
Consumer Protection & Safety Division

JONATHAN ANSCHELL  
CBS Television  
RAND S. APRIL\*\*  
Stendler, Arja, Slate, Meagher & Flom LLP  
JAMES R. ASPEROER  
O'Melveny & Myers LLP  
JAMIE BRODER  
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RICHARD J. BURDGE, JR.  
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Trill & Manella LLP  
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CORY COPELAND  
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THOMAS J. NOLAN  
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Sanatt, Phelps & Phillips, LLP  
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Law Offices of Rena Raskin  
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a Entertainment Group, Inc.  
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AVID L. SCHRAEDER  
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Reisenberg Traurig, LLP  
OBERT F. SCOUALAR\*  
Mnenschein Nath & Rosenthal LLP  
OMAN M. SILBERFELD\*\*  
Jbns, Kaplan, Miller & Christ L.L.P.  
ATRICIA SINCLAIR  
qua Vista  
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ICHAEL S. SPINDLER  
Scottie Financial Advisory Services LLP  
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ange & Carpenter  
ANDALL J. SUNSHINE  
ner Yankelowitz Sundtine & Regenstreif LLP  
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den Realty, Inc.  
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ARK S. WALLACE  
tman, Treister & Glatt  
OBERT S. WOLFE  
nsumer Trusts Fund  
AVERS D. WOOD  
tite & Case LLP  
ENNETH ZIFFREN  
fren, Brittenham, Branca & Fischer et al.  
APHNA EDWARDS ZIMAN  
wards Entertainment, Intl.  
Executive Committee Member  
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PAUL L. FREESE, JR.  
Interim President and CEO

Sent via electronic mail to [cchung@planning.lacounty.gov](mailto:cchung@planning.lacounty.gov); [rruiz@planning.lacounty.gov](mailto:rruiz@planning.lacounty.gov)

March 28, 2008

County of Los Angeles  
Department of Regional Planning  
Connie Chung  
Hall of Records (13<sup>th</sup> Floor)  
320 West Temple St.  
Los Angeles, CA 90012

**Re: 2008-2014 Draft Housing Element**

I submit this letter on behalf of Public Counsel Law Center, a non-profit legal services agency dedicated to advancing equal justice under the law by delivering free legal services to indigent and underrepresented children, adults, and families throughout Los Angeles County. My work at Public Counsel is focused on housing element law, particularly as it provides a mechanism to plan for the housing needs of localities' lower income residents.

I have appreciated the opportunity to be in communication with members of the County's Regional Planning staff over the last several months. In particular, I would like to highlight that staff and Veronica Tam, the County's consultant on the Housing Element, met with me on March 25, 2008 to discuss my initial thoughts, comments, and concerns on the housing element draft's (the "Draft") contents. As a result of that meeting, this comment letter has been revised. I look forward to continuing conversations as the Draft evolves into a finalized element.

Public Counsel hereby submits preliminary comments to the Draft that was first released by the County of Los Angeles for public review on March 3, 2008 for public hearing before the Regional Planning Commission on April 2, 2008.

# **1) Inadequate Public Participation- Govt. Code §65583(c)(7)**

The local government "*shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort.*"

Govt. Code §65583(c)(7)

The Draft was first made available on March 3, 2008 on the County's Department of Regional Planning website as well as in hardcopy at various locations throughout the County. The County submitted the Draft to HCD on February 28, 2008, prior to both its scheduled Housing Element Clinic on March 20, 2008 and Regional Planning Commission public hearing on April 2, 2008. Based on this process, the Draft that HCD is reviewing fails to address or incorporate any comments the public may have on the Draft. The Draft should not have been sent to HCD without first giving the public meaningful time and opportunity to review and comment on the document. Unfortunately, this was not done.



In addition to making diligent efforts to achieve meaningful public participation throughout the development of the housing element, Govt. Code Section 65583(c)(7) requires the County to describe how public comments were or will be considered and incorporated into the housing element. The Draft's Appendix D mentions examples of public comments received up to this point. We recommend that the County clearly indicate where public comments have been incorporated into the document thus far and that additional comments received by the County also be clearly incorporated into the Draft as the process continues.

## 2) Inadequate Review and Revision- Govt. Code §65588

The housing element must evaluate:

- “(1) The appropriateness of the housing goals, objectives, and policies...*
- (2) The effectiveness of the housing element in attainment of the community's housing goals and objectives.*
- (3) The progress of the county...in implementation of the housing element.”*

Govt. Code §65588(a)(1)-(3)

The substantive evaluation of some of the County's prior goals, objectives, policies, and accomplishments in Appendix B lacks numerical results when analyzing the effectiveness of past programs and analysis of whether the accomplishments meet the County's needs. As a result of our March 25 meeting with the County, it appears that the County lacks sufficient information to provide a complete review of all of its prior programs. This lack of information should be explained in the document. To the extent the County does have the information listed below, it should be included it in the Draft.

Program	Page Number	Comments
Emergency Shelter Grant Program (ESG)	B-2	The Draft should state the number of emergency shelters supported by this program over the last planning period. The Draft should analyze whether the funding under this program was sufficient to meet the need for emergency shelters.
Shelter Plus Care- Supportive Housing Program	B-3	The Draft should state the number of shelters and supportive housing programs supported by this program over the last planning period. The Draft should analyze whether the funding under this program was sufficient to meet the need for continuum of care services for the homeless.
Aftercare Program for Disabled- Rental Assistance	B-3	The Draft states that 143 households were assisted throughout the County between 2000-2007. It is not clear whether this is limited just to the unincorporated areas of the County. This should be clarified. The Draft should compare the number of households with disabilities needing rental assistance to the number of households assisted by this program.
Supportive Living Community- Based Organizations	B-3	The Draft should specify the (a) amount of CDBG funds used to support CBOs and (b) number of persons with special needs served by this program over the last planning period. The Draft should explain why this program is not

		included in the 2008-2014 Housing Element.
Preservation of HUD-Financed Housing	B-8	The Draft should explain what options, if any, the County explored to attempt to preserve the one HUD-funded project that opted out of its affordability covenants, resulting in a loss of 45 low income rental units. The Draft should include an analysis of why these units were unable to be preserved in order to guide and improve future preservation efforts.
Maravilla Redevelopment Project-Affordable Housing Component	B-15	The Draft should include an analysis of why no affordable units were constructed in this project area over the last planning period in order to strengthen this program for 2008-2014.

### 3) Inadequate Analysis of Household Characteristics- Govt. Code §65583(a)(2)

The housing element shall contain:

*“An analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing stock condition.”*

Govt. Code §65583(a)(2)

As discussed below, the Draft should clearly articulate how the County analyzed assisted housing projects at-risk and progress toward the current RHNA.

#### a. Assisted Housing Projects At-Risk

The Draft identifies 17 affordable housing projects at-risk of conversion during the next ten years. (Table 3-24, page 3-29) As part of the Draft’s discussion of preservation and replacement options, qualified entities who could acquire and manage these projects should also be identified along with identifying the amount of funds available under federal, state, and local financing and subsidy programs (in addition to Section 8) and indicating how these funds could be targeted for specific preservation program actions. (HCD Questions and Answers, #14) To the extent that this analysis appears in Chapter 2 under “Financial Resources” and “Administrative Resources”, the County should either incorporate this analysis in Chapter 3 under its “Housing Needs for the Unincorporated Areas of Los Angeles County” or clearly cross-reference the earlier analysis.

#### b. Progress Toward RHNA in Current Planning Period

The Draft’s analysis of the County’s progress toward its current RHNA should explain the trends in rents and sales prices it is relying on in crediting units constructed or approved since 2006 toward its moderate and lower-income RHNA. (HCD Questions and Answers, #17)

### 4) Inadequate Land Inventory and Identification of Sites- Govt. Code §§65583(a)(3) and 65583.2

The housing element shall contain:

*“An inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites.”*

Govt. Code §65583(a)(3)

A city or county shall determine “*whether each site in the inventory can accommodate some portion of its share of the regional housing need by income level during the planning period...*”

Govt. Code §65583.2(c)

While the Draft contains a parcel specific listing of sites for residentially and commercially zoned vacant and underutilized land in the unincorporated County area, the County does not include a site specific inventory or analysis of applicable development standards for the specific plan areas where the County is counting 28,019 units towards its RHNA (1156 units towards its lower-income RHNA). Furthermore, the Draft does not adequately describe how its methodology takes into consideration land use controls and site improvement requirements as well as how its zoning provides for a variety of housing types.

**a. Capacity**

The capacity of housing units per site “*shall be adjusted as necessary, based on the land use controls and site improvements requirement[s].*”

Govt. Code §65583.2(c)(2)

To establish the number of housing units that can potentially be accommodated on each site in the County’s site inventory, the analysis should include a description of how the capacity of sites has been established and should show that the inventory can provide for a variety of types of housing. Since the County has not adopted minimum densities, the Draft must describe the methodology used to establish site capacity. Capacity must be adjusted based on the land use controls and site improvement requirements imposed, such as maximum lot coverage, open space, parking, and FAR. (see June 9, 2005 HCD Memorandum on AB 2348) Furthermore, 47% of the parcels in the site inventory are less than a quarter acre and 51% are less than a half acre. The County should evaluate whether these smaller parcels can encourage and facilitate development of affordable housing for lower-income households. (HCD Questions and Answers, #22)

As it currently reads on pages 2-25 through 2-26, the methodology for the vacant and underutilized residential and commercial zoned parcels included criteria such as size, years since last improvements, and improvement to land value ratio. Based on the information given in the Draft, the County has not considered the “cumulative impacts of the imposition of maximum lot coverage requirements, open space, parking and FARs, when establishing its realistic unit capacity...” (HCD Questions and Answers, #21) In particular, it does not include an analysis regarding whether the inventory can provide for a variety of types of housing. (HCD Questions and Answers, #11)

It appears, from my conversations with staff however, that a thorough analysis of site capacity was completed and that many of these factors have been considered and incorporated in the site analysis. To the extent this has been done, the County should clearly articulate its analysis in this section of the Draft to show how it arrived at its estimated site capacity for specific plan areas as well as the vacant and underutilized residential and commercial sties. Additionally, the Draft should include an explanation of why a site specific inventory is not necessary nor appropriate for the four Greenfield specific plan areas. In regards to accommodating a variety of housing types, including emergency shelters pursuant to SB 2, this analysis appears to be provided in Chapter 3 (pages 3-36 to 3-40). This analysis should be

incorporated into the discussion of the site inventory in Chapter 2 or the site inventory should cross-reference this analysis to clearly show that the Draft complies with Government Code Section 65583.2(c).

**b. Affordability**

*“For the number of units calculated to accommodate its share of the regional housing need for lower income households...a city or county shall ... provide an analysis demonstrating how the adopted densities accommodate this need.”*

Govt. Code §65583.2(c)(3)(A)

To establish the number of units the County’s inventory can accommodate towards its share of the regional housing need for lower-income households, the analysis must demonstrate the identified zones and densities encourage and facilitate the development of housing for lower-income households. Although state law permits the County to count sites allowing at least 30 dwelling units per acre as appropriate to accommodate its housing needs for lower income households, the County still must show that, based on the land use controls and site improvement requirements, those sites have the capacity to actually allow 30 or more dwelling units per acre. (Govt. Code §65583.2(c)(3)(B)(iv)) As stated above, it appears the County has already engaged in this analysis. It is recommended that the Draft be revised to clearly articulate the factors considered as part of its affordability analysis to show that it meets the requirements of state law. In regards to second units, the County should clearly explain the housing cost trends it is relying on in counting the anticipated construction of second units towards its lower-income RHNA. Without this analysis, it is improper for the County to count these units as affordable to lower-income households.

**c. Suitability Analysis for Non-Vacant Sites**

A city or county shall *“specify the additional development potential for each site...and provide an explanation of the methodology...including the extent to which existing uses may constitute an impediment to additional residential development, development trends, market conditions and regulatory or other incentives.”*

Govt. Code §65583.2(g)

Pursuant to Govt. Code Section 65583.2(g), since the vast majority of the sites identified in the inventory to address the County’s RHNA are non-vacant sites, the Draft must describe the methodology used to establishing the development potential of these sites. This analysis must include (1) the extent to which existing uses may constitute an impediment to additional residential development; (2) development trends; (3) market conditions; and (4) regulatory or other incentives or standards to encourage additional residential development on these sites. Based on our March 25 meeting, it appears the County has engaged in an analysis of at least some of these factors. We recommend that the Draft be revised to clearly articulate the County’s analysis of underutilized sites.

**5) Inadequate Analysis of Governmental Constraints- Govt. Code §65583(a)(4)**

The housing element shall contain:

*“An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures. The analysis shall also demonstrate local efforts to remove governmental*

*constraints that hinder the locality from meeting its share of the regional housing need in accordance with Section 65584.”*

Govt. Code §65583(a)(4)

The Draft is deficient in its analysis of whether land use controls, fees and exactions, and processing and permit procedures function as actual constraints to the development, maintenance, and improvement of housing for all income levels. For each of these sections, the Draft should be revised to include further analysis as well as clear conclusions of whether any of these requirements act as constraints.

**a. Land Use Controls**

Although the Draft discusses land use controls such as minimum site area, floor area, maximum height limits, and setbacks on pages 3-33 through 3-35, the Draft fails to state whether these development standards actually function as constraints to development. In particular, the Draft should specifically analyze the CUP requirement in all residential zones for adult resident facilities and child group homes with seven or more residents as a constraint. [LA County Zoning Code §22.20, Parts 2-5] Moreover, the Draft should discuss the specific land use controls in each of the community standard districts and specific plans, especially given that the County’s site inventory relies heavily on parcels within each of these. Where the analysis identifies that constraints exist, the County should include a program to mitigate the effects. In addition, where the County concludes that specific land use controls do not constrain development, the Draft should be revised to include an analysis supporting and explaining such a conclusion.

**b. Fees & Exactions**

The Draft fails to include sufficient analysis or any conclusions of whether the County’s fees and exactions constitute a barrier to the maintenance, improvement or development of housing for all income levels. Where the analysis identifies that constraints exist, the County should include a program to mitigate the effects. (HCD Questions and Answers, #31)

**c. Processing & Permit Procedures**

The Draft fails to include sufficient analysis or any conclusions of whether the County’s processing and permit procedures constitute a constraint to the maintenance, improvement or development of housing for all income levels. In particular, the County should further analyze the Housing Permit process (page 3-45).

**6) Inadequate Five-Year Schedule of Actions- Govt. Code §65583(c)**

The housing element shall contain:

*“A program which sets forth a five-year schedule of actions the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element...to make adequate provision for the housing needs of all economic segments of the community...”*

Govt. Code §65583(c)

As stated above, the Draft does not contain an adequate analysis of the County’s household characteristics (housing needs), land inventory and governmental constraints, making it difficult to assess

the adequacy of the County's program of actions. Additionally, the following are comments and recommendations for specific programs included in the Draft.

**a. Provide adequate sites**

The element shall: *"Identify actions that will be taken to make sites available during the planning period...to accommodate that portion of the city's or county's regional housing need for each income level that could not be accommodated on sites identified in the inventory..."*

*"Sites shall be identified ...to facilitate and encourage the development of a variety of types of housing for all income levels, including multifamily rental housing, factory-built housing, mobilehomes, housing for agricultural employees, supportive housing single-room occupancy units, emergency shelters, and transitional housing."*

Govt. Code § 65583(c)(1)

As discussed above, the site inventory should be revised to more clearly explain the County's site analysis, including a showing that the inventory can provide for a variety of types of housing for all income levels, including multifamily rental housing, factory-built housing, mobilehomes, housing for agricultural employees, emergency shelters, and transitional housing. Under SB 2, the County is required to identify in its site inventory specific sites suitable for the development of emergency shelters within the planning period and adequate to accommodate the need for emergency shelter identified in the housing element. To the extent that there is not sufficient capacity, the Draft must include a program "to make sites available during the planning period with appropriate zoning and development standards and with services and facilities to accommodate that portion of the city's share...that could not be accommodated on sites identified in the inventory." (Govt. Code §65583(c)(1)) The sites under this program shall be zoned to permit owner-occupied and rental multifamily residential use by right in accordance with Govt. Code Section 65583.2(h).

**b. Assist in the development of adequate housing to meet the needs of extremely low, very low, low and moderate-income households**

The element shall include a program to: *"Assist in the development of adequate housing to meet the needs of extremely low, very low, low-, and moderate-income households."*

Govt. Code §65583(c)(2)

As part of the program of actions section of the housing element, there should also be information regarding the redevelopment agency's Low and Moderate Income Housing Fund (LMIHF). This should include an estimate of the amount of funds expected to accrue over the planning period and a description of the planned uses for those funds. (HCD Questions and Answers, #37) Based on our March 25 meeting, it appears the County's redevelopment project areas are quite old and make up a very small amount of the overall unincorporated County. To the extent that the County feels like its LMIHF does not provide a significant source of funding for affordable housing, the Draft should be revised to include an explanation of the unique situation of the unincorporated County.

**c. Address governmental constraints**

The element shall include a program to: *"Address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities."*

As discussed above, once the constraints section is revised, the program section should be updated to address and remove any identified constraints to the maintenance, improvement, and development of housing for all income levels. (Govt. Code §65583(c)(3))

**d. Conserve and improve the condition of the existing affordable housing stock**

The element shall include a program to: *“Conserve and improve the condition of the existing affordable housing stock, which may include addressing ways to mitigate the loss of dwelling units demolished by public or private action.”*

There are no programs focused on preservation of the County’s current affordable housing stock other than its program to prevent conversion of current at-risk housing (Program 25, page 2-16) under Government Code Section 65583(c)(8). The County should include corresponding programs to address Government Code Section 65583(c)(4) beyond rehabilitation and code enforcement efforts. HCD Questions and Answers, No. 54 provides various examples of strategies for preservation, including requiring one-to-one replace of any housing units demolished and providing stable zoning.

We also encourage the County to include further specific action steps or measurable outcomes in some programs, consistent with the comments made below:

Program	Page Number	Comments
<b>Affordable Housing Density Bonus Program</b>	2-2	Commit to specific short and long-term action steps that the County will take to promote this program to developers
<b>Infill Sites Utilization Program</b>	2-3	Commit to specific short and long-term action steps that the County will take to promote awareness of the Infill Sites program to small property owners and developers
<b>Housing Relocation for CalWORKS Participants</b>	2-13	The County should provide a proposed measurable/numerical outcome as part of this program’s objectives (i.e., number of CalWORKS participants who will receive assistance)
<b>Aftercare Rental Program for the Disabled</b>	2-14	The County should provide a proposed measurable/numerical outcome as part of this program’s objectives (i.e., number of individuals with mental and developmental disabilities who will receive assistance)

I look forward to working with you as this Draft becomes finalized. Please do not hesitate to contact me at [RDelapeza@publiccounsel.org](mailto:RDelapeza@publiccounsel.org) or (213) 385-2977 ext 237 if you have any questions or concerns or would like to further discuss the contents of this letter.

Sincerely,



Remy De La Peza  
Attorney

Page 9 of 9  
Equal Justice Works Fellow  
Public Counsel Law Center

cc: Paul Mc Dougall, California Department of Housing and Community Development (*via electronic mail*)



**From:** SSL [steve\_lamb57@sbcglobal.net]  
**Sent:** Monday, March 31, 2008 2:48 PM  
**To:** Chung, Connie; housing  
**Cc:** Paul Novak; Sussy Nemer; George Lewis; Haussler; Anthony Portantino  
**Subject:** Draft Los Angeles County General Plan Housing element

Dear Department:

These are my personal comments to the DHE. The Altadena Town Council has not undertaken to review the housing element. These comments are mine as a individual member and citizen.

First I would like to make several general observations about the Draft Housing Element (DHE) and then some specific comments.

**As general comments:**

**A. General economics found in DHE**

The DHE anticipates a growth in population for the Unincorporated Los Angeles County Area (ULACA) of 16%. Projections in the DHE from SCAG claim 19%. in either case, job growth is expected to be somewhere near 7.5%. If the wage tables are examined, we find that wages are approximately \$1 and hour less in LA County than the state as a whole. Being as we live in a market economy, fewer jobs being sought by more people lead to lower wages. In spite of low wages, people from all over the world seek to live in Los Angeles County due to our mild climate, leading also, under the dictates of a market economy, to high housing values. So we have two situations , low wages due to high population and high valuations leading to high population, that lead to a housing affordability crisis. The DHE attempts to solve the affordability crisis by using various mechanisms to increase the supply of housing. Two of these mechanisms are the conversion of industrial and commercially zoned lands to housing. These mechanisms will only exacerbate the affordability crisis.

Industrial land should be retained as industrial use, and commercial land should be used for housing only in mixed use situations, in order to preserve as much job creating land as possible. Job creation will help solve the affordability crisis in a way that just building units can not.

One category where there is, in the DHE, believed growth in employment is transportation and warehousing. I believe this projected job growth takes into account increased off shoring of production BUT DOES NOT take into account the

proposed port in Baja California and the proposed rail line from there to Texas. This could have serious negative effects on Los Angeles Counties employment in transportation and warehousing. I believe it is very possible this Baja Port could reduce employment in these sectors by as much as 30%.

## **B. Sewers**

The DHE anticipates growth in Los Angeles County Population of between 16% and 19%. Nothing in the draft mentions increasing sewer plant capacity. Sewer plant usage in Los Angeles County is already over capacity, and the EPA already has sued the various sanitation districts over raw sewage discharge during rainstorm conditions. While there may be some other section of the DGP that covers this it is not referenced in the DHE. The DHE also makes mention of outlying areas in the North County having high infrastructure costs for sewer hook up. With the LA County sewer systems over capacity, and the region short on water supply, and new specific laws being passed to conserve water, perhaps we should consider requiring new subdivisions to be on septic tanks with leach fields that place leached water back into the aquifers.

This would have double benefits, not further overtaxing sanitation districts and recharging water into the ground.

## **C. Transportation**

I am sure that the general plan has a transportation element, but it isn't referenced here. We have no idea in the DHE how a 16 or 19% increase in population will be accommodated on the roads and how, where, if, and when mass transit will be built.

Presently there are no plans to built a mass transit system that will have the level of service available to Los Angeles County residents in 1910, let alone more service than that. The 16% to 19% anticipated growth in population without a more extensive network of mass transit lines and trains that run almost 24 hours a day will result in much higher levels of pollution and traffic congestion. This not addressed anywhere in the DHE.

## **D. Water**

Rationing is already contemplated this year Countywide. Even if the County were to adopt and perfectly implement a ordinance conserving water on landscape and so on

in remodels, there is not a increase supply available to accommodate the water needs of a increase of population discussed in the DHE.

### **E. Natural Gas**

The AQMD has just last month passed regulations in effect outlawing wood burning or pellet burning fireplaces for homes below 3,000 ft in elevation. This basically leaves natural gas and propane as the only available fuels in Los Angeles County for heating homes. The Western seven states already have a projected shortfall of natural gas within the next three years.

### **F. Mandate Affordability**

The DHE lists many potential programs for affordable housing. There are no mandates for affordable units presently. Most subdivision exist as a result of a C.U.P. or S.P., in other words, the units exist as a result of favorable administrative action resulting in a grant of privilege. There has been on the part of the building industry, representations and moves to increase various kinds of density by right, under the false theory that more units will equal downward pressure on home values, an argument that would seem to be against the industries economic interests. This argument obscures the fact that Southern California Real Estate has a worldwide draw, not just a local one. density by right will not lead to affordable units, it will only lead to more units priced as highly as possible.

One must understand that basically the difference between a affordable unit and a luxury unit is the plumbing fixtures, kitchen appliances, and floor coverings. The increase in overall cost is somewhere around 6%, the overall increase in sales price about 20% and almost all of that is profit. The developer or builder has no incentive therefore, to build an affordable unit without a mandate to do so whereby no density increase will be granted without units affordable to lower middle class and middle class people.

Developers will argue that having mixed affordable ranges for homes, with some subsidized in some manner makes the homes less desirable to people paying at the upper levels. If inclusion of affordable units in all new projects is required, this objection will no longer exist because the affordable units and slightly less wealthy people in the neighborhood will become commonplace and acceptable.

We should require on small projects of six to ten units at least one unit of moderate housing

on 11 to 21 units we should require at least one unit of moderate and one unit of lower housing. There should be a 35% density bonus allowed at this level.

on 22 to 35 units we should require at least one unit moderate, one unit lower, and one unit very low. There should be a 30% bonus at this level.

on 36 to 46 units we should require at least one unit moderate, one unit lower, one unit very low and one unit extremely low. there should be a 25% bonus at this level

on 46- 100 units it should be 5% moderate, 3% lower, 3% very low and 2% extremely low

There should be a 25% bonus at this level

on 101 and more units per development, 10% moderate, 5% lower, 5% very low and 3% extremely low. there should be a 15% bonus at this level.

This will lead to actual units, as opposed to theoretical ones being built and will also lead to more well economically integrated communities and lessening of various social tensions that Are developing region wide. Of course this means that all of the undeveloped or underdeveloped land in the County would have a theoretical increase in density of between 15% and 35%. I have suggested increasing the number of affordable units while reducing the resulting density bonus on larger projects because they have economies of scale that already most allow them to build affordable units. This also encourages smaller developments, and experience has shown that smaller developers tend to hire locally, and have more of a positive multiplier effect on local economies, and this helps make housing more locally affordable.

#### **G. Benefit to who?**

Page 2-32 states that the Community Development Commission (CDC) will take CDBG funds pursuant to the Housing and Community Development Act of 1974, has a responsibility to take and expend those funds for for economic opportunities, expansion of affordable housing, improving community facilities and services, "Principally to benefit low income persons (up to 80% AMI)". In my town of Altadena the CDC has expended millions of dollars in CDBG funds. There was a direct subsidy to the developer. There has been fast tracking and all kinds of favorable treatment to this developer. There has been resultant rental rates 100% higher than anywhere else in Altadena and devastating effects to the local minority businesses in that

development. This is a problem that the CDC has refused to deal with or do anything but blame the victims of the developer.

### **More specific comments about the Draft Housing Element:**

#### **A. Aid to not for profits in the name of helping the homeless:**

According to page 2-35 of the DHE, there is a LAHSA Joint Powers Authority between LA County and LA City that co ordinates and manages over \$60 million in Federal State, County and City funds to programs and services to homeless people in LA County. This LAHSA was started in 1993. That's roughly \$900 million since then. Soon one billion dollars. It would be far better to spend this money or the majority of it, on building units, and even hiring homeless people to build them. When you spend \$60 Million on units, you have roughly 180 -240 units a year, but you have those units every year forever. When you spend \$60 million a year in Not for Profit salaries and overhead, that's nice, but you have to do that again every year and still have no housing for the homeless. Its not a solution to anything, except how to employ social workers with their Masters degree.....

#### **B. Cost per unit of Permits**

The DHE has charts at page 3-42 table 3-32, showing the cost of permits to the County and other agencies,per unit of approximately \$15,000 a unit. Homeowners purchasing the unit pay more than that as these costs are early carrying costs that the developer must build into the cost of the unit along with a profit for them and then once the homeowner has a mortgage the cost will be \$15,000, + profit+ interest over thirty years, or over time something like \$55,000. The County of Los Angeles, the builder and the homeowner would each be better off if those fees were paid upon sale into a silent second mortgage in an impound account that paid the monies to the County and other agencies over thirty years, giving the County and other agencies, ongoing operating funds related to the unit itself.

#### **C. What units?**

At page 2-28 table 2-9 "pending subdivision units" the table lists 278 units for Altadena. I have sat on the Altadena Town Council Land Use Committee for the last twenty years. I presently sit as the Co-Chair of that committee I am totally unaware of these proposed 278 new units. Forty nine units were under consideration for the

area near Fair Oaks and Ventura Street, but that project has recently dissolved its partnership. Unless the other 229 units are the Monte Cedro project replacing the Scripps home, I have no idea what they are. If they are Monte Cedro, they really are not condominiums or conventional units, being a part of a luxury retirement home.

#### **D. Commercial Linkage Fee for Housing**

This kind of fee is proposed at page 2-8 point 11. There is a statement here that job creation leads to the need for housing. As the graphs in the DHE clearly show, the need or desire for housing in Southern California is rapidly outstripping the creation of jobs. Job creation is not driving housing demand presently nor has it been for the last two decades. So there is no provable linkage, based upon the facts presented in the DHE itself, and this fee should not be implemented as local job creation is the best way to solve transportation, pollution and housing affordability problems..

#### **E. Return of an Old Friend**

There are in the DHE a large number of suggestions on how to increase the supply of affordable housing. these include small lot subdivisions, reduced yard setbacks, reduced parking requirements, density bonuses, that separately don't mean much and when applied to existing design forms as add ons yield to projects that often meet with community resistance. I'd like to suggest a return of a old housing type that was pioneered in Los Angeles County by Arthur and Alfred Hienemann, the Bungalow Court. These have small units and almost no or no parking, (generally they were built along red car lines) they are very dense and because the units are small even now the ones that exist remain affordable. an excellent example of a Bungalow Court exists in Pasadena (its the first one ever and still extant!) at 539 E. Villa St. This along with Reinway a block over on Los Robles are excellent examples that should be studied in forming a code to again allow these. They would be excellent as a buffer district between commercial and R-1 districts.

#### **F. Square Feet v. Unit Numbers**

Presently in the code, we define allowable building on a parcel based in part on the number of units per acre as opposed to the number of square feet, height and width (bulk) and massing of the proposed building. Perhaps we could generate a great deal more housing by defining development based upon the size and shape of the building, and allow more units. Perhaps minimum unit size can be reduced to something along the lines of 350 square feet for a single, 600 Sq Ft for a two

bedroom. This would lead to affordable housing without leading to as much of the objected to bulk.

#### **G. Pre approved second units**

The DHE discusses the possibility of holding a contest to design second units and developing design controls for second units. I have volunteered to both Supervisor Antonovich's office and the department, to design a single bedroom, two bedroom, and three bedroom unit to be used for second units as pre approved plans. I have volunteered to do treatments for each of these as a Bungalow, Spanish Mediterranean, and Mid Century Modern . Nine designs in all, copyright to be given for a dollar each to the County of Los Angeles (I'd give them away for free, but i understand the County demands they be paid for under some regulation) provided the County provide either the structural engineering or pay for the engineer. The offer still stands. It would be really nifty to make a Bungalow Court of those buildings.....(Actually, I owe the single bedroom design almost entirely to unit #4 at 539 E. Villa Pasadena, a bungalow court unit Jeanette and I lived in the first five years we were married)

#### **H. Priority Provision of Water and Sewer to Affordable Housing**

Great idea!

#### **I. Priority approval for projects with at least 15% affordable units**

Recently I have seen Building and Safety fast track approval on the Lincoln Crossing project for various permits. It has proven that Building and Safety CAN fast track. Time is money in the development business, and cutting project approval time is a big deal in ta ht business and a major cost subsidy to the developer that does not involve out of pocket cash for the County. These projects should be fast tracked.

#### **J. Per unit tax**

On a development of more than ten units not providing at least 15% affordable housing tax each unit at the permit fee level a tax of \$6.00 a sq ft of each unit, and divert the money to a fund subsidizing affordable housing units for builders who do include affordable units. This will discourage building developments without affordable units, but where the units are not built, support building them.

#### **k. Huh?**

Page 3-48 discusses the Lincoln Crossing development in the West Altadena Redevelopment District. This development has been poorly managed by both the developer and various agencies of the County of Los Angeles. The DHE lists this project as providing 88 units between 2007 and 2009. The first phase of this project is now three years behind schedule. Six units will be done sometime in the near future, but the last completion date given by the developer was mid March, and the units are not done. There is some discussion of putting the project back out to RFP, and it is extremely doubtful that 88 units will be built anytime in the foreseeable future.

Sincerely-

Steven S. Lamb  
Altadena Town Councilman  
Census Tract 4603.02

*"Chung, Connie"* <cchung@planning.lacounty.gov> wrote:  
Hello.

This is a reminder that the public hearing on the **Draft Housing Element for Los Angeles County (unincorporated areas)** before the **Regional Planning Commission** is scheduled for next Wednesday, **April 2, 2008**. The public hearing will be conducted at the **Hall of Records**, Room 150, 320 W. Temple St., at 9:00am. Please forward any written comments to the Housing Section at [housing@planning.lacounty.gov](mailto:housing@planning.lacounty.gov) or via fax at (213) 626-0434.

To view the agenda, please click on the following link:  
[http://planning.lacounty.gov/doc/agenda/rpc/rpc\\_040208.pdf](http://planning.lacounty.gov/doc/agenda/rpc/rpc_040208.pdf)

To view the Draft Housing Element, staff report and other materials, please click on the following link:  
<http://planning.lacounty.gov/housing.htm>

Please forward this message to any interested party.

Thank you for your participation, and feel free to contact us if you have any questions.

Connie

Connie Chung, AICP  
Supervising Regional Planner  
Housing Section



Los Angeles County Department of Regional Planning  
(213) 974-6425

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April 1, 2008

VIA E-Mail to [housing@planning.lacounty.gov](mailto:housing@planning.lacounty.gov)

County of Los Angeles  
Department of Regional Planning  
Hall of Records  
320 West Temple Street, 13<sup>th</sup> Floor  
Los Angeles, California 90012

ATTN: Connie Chung, Supervising Regional Planner, Housing Section

RE: General Plan Housing Element (Draft) for the County of Los Angeles (2008-2014)

Dear Ms. Chung:

Neighborhood Legal Services of Los Angeles County appreciates the opportunity to submit the following comments in connection with the review of the General Plan Housing Element (Draft) for the County of Los Angeles for fiscal year 2008-2014. Our comments come in response to the invitation to comment from the Los Angeles County Department of Regional Planning.

Neighborhood Legal Services of Los Angeles County provides free legal services to low-income residents of Los Angeles County, including the San Fernando, San Gabriel, and Antelope Valleys, as well as neighboring communities. Our comments on the Draft Housing Element focus on the following areas: (1) analysis of public participation in the process of reviewing and commenting on the draft; (2) analysis of the needs assessment and inventory of resources and constraints; (3) analysis of governmental constraints; (4) policy recommendations to ensure the production of affordable housing stock in the County; and (5) analysis of the County's proposed five-year schedule of actions. We would welcome meeting with the County to respond to any questions or concerns that the agency may have regarding the comments that we have set forth in this letter.

1) Public Participation

The local government "shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort." (Gov. Code §65583 (c) (B) (7); see also HCD Questions and Answers ("HCD Q&A") #1 (public participation requirement of housing element law presents an

opportunity to engage constituents in a dialogue defining problems and creating solutions); see also HCD Q&A #3).

An additional requirement under Government Code Section 65583(c) (7) is that the County must describe how public comments were or will be considered and incorporated into the Housing Element. The section describing public participation (Appendix D, p. D-2), states that a survey was provided to members of the community and included questions related to the existing housing and future housing needs. (*Ibid.*) Yet, the Draft does not include what the results of this survey were and does not describe with enough specificity how the public comments relating to existing housing and future housing needs were or would be incorporated into the Draft. Accordingly, the County should revise the Draft to include these comments.

## 2) Needs Assessment and Inventory of the Resources and Constraints

The Housing Element must also contain an assessment of housing needs and an inventory of constraints relevant to the meeting of existing and projected housing needs. (Gov. Code §65583(a)). In making this assessment, the Housing Element must also include analysis of population and employment trends and a documentation of projections and quantification of the locality's existing and projected housing needs for all income levels, including extremely low income households. (See Gov. Code §65583 (a) (1)). This includes an analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding and housing stock condition. (Gov. Code §65583 (a) (2)).

As discussed below, the County's analysis lacks complete household information regarding overpayment and assisted housing projects at-risk.

### a) Overpayment

The Draft provides insufficient analysis and documentation relating to the ability of individuals at all income levels ability to pay for housing. In the Draft, the County concluded that "income directly affects a household's access to housing" and provided data relating to the annual income of households in the County by tenure (See Housing Analyses, Table 3-22, p. 3-25), but did not analyze this data in the context of how many extremely low, very low, and low-income households overpaid for housing. Nor does the analysis indicate the location of (i.e., urban or unincorporated cities of the County) where the households that overpaid for housing based on the County's analysis were located. Likewise, the Draft includes a table of gross rent spent on housing (Housing Analyses, *supra*, Table 3-23, p. 3-26) but does not include analysis of data relating the amount overspent by homeowners on housing at all income levels in the County and/or unincorporated areas. This information is necessary to analyze the Draft for completeness on the issue of the level of payment by individuals in these types of households compared to their ability to pay, as required by the Housing Element law. The County should revise the Draft to include this analysis. (See HCD Q&A, ## 7, 8 (existing housing needs includes households overpaying for housing)).

b) Assisted Housing Projects at Risk

The Draft identifies 17 affordable housing projects at-risk of conversion during the next 10 years (Housing Analyses, Table 3-24, p. 3-29). The County's analysis in the Draft of assisted housing projects at-risk should also identify and evaluate the financing and subsidy resources. (Gov. Code § 65583 (a) (8) (D); See also HCD Q&A #14). We acknowledge that the County has included a list of non-profit housing providers at p. 2-36 of the Draft, but the County has not provided any analysis of whether the providers identified at p. 2-36, possess the legal and managerial capacity to acquire and manage at-risk projects. (Gov. Code § 65583 (a) (8) (C); see also HCD Q&A #14). The County should revise the Draft to include this analysis.

3) Analysis of Governmental Constraints

Under Government Code Section 65583a (4) (D) (5), the County shall include in its Housing Element:

“An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including land use controls, building codes and their enforcement, site improvements, fees and exactions required of developers, and local processing and permit procedures. The analysis shall also demonstrate local efforts to remove governmental constraints that hinder the locality from meeting its share of the regional housing needs in accordance with Section 65584. . .”

(See Gov. Code §65583a (4) (D) (5))

In its Draft, the County has not identified and analyzed all potential governmental constraints on the development of affordable housing.

Building Codes and Their Enforcement

In the Draft, the County has stated that while it may consider adopting the new State Building Code, which recently became effective as of 2008, it would exclude “requirements deemed constraining to the development and improvement of housing for persons with disabilities.” (Housing Constraints, Governmental Constraints, Chapter 3, p. 3-40). But, the County did not identify what the actual or potential constraints are. The County should revise this section of the Draft to identify which requirements in the State's new Building Code it viewed to be an actual or potential constraint on the development and improvement of affordable housing for persons with disability. (See Gov. Code §65583a (4) (D) (5); HCD Q&A #33), and include any programs to deal with either the actual or potential constraints.

Fees and Exactions

The County's Draft has identified several fees and exactions assessed to developers in the development of affordable housing in the County. (Development Fees & Entitlements, pp. 3-40

to 3-43; Tables 3-31; 3-32). The County has also stated that to mitigate the financial impacts of such fees, the County uses HOME and CDBG funds to help offset the development for affordable housing in the unincorporated areas. (Development Fees & Entitlements, p. 3-43) But, the County's Draft does not indicate whether this policy is accomplishing its intended purpose of offsetting the development costs for affordable housing in the unincorporated areas. (See HCD Q&A #31). The County should revise this section of the Draft to include an analysis of the programs that the County set forth to mitigate the financial impact of fees and exactions on the development of housing for persons at all income levels.

#### Processing and Permit Procedures

The County should revise the Draft to include analysis of whether processing and permit procedures identified in the Draft, such as Variances, Housing Permits or procedures for obtaining a tentative tract map identified in Chapter 3 (pp. 3-45, 3-46), are accomplishing their intended purpose or are in practice, constituting a barrier to the maintenance, improvement, or development of housing for all income levels. (See HCD Q&A #31).

#### Section 8 Underutilization

As the County relies on Section 8 Rental Housing Assistance to provide 4,000 units of very low and extremely low-income housing (see Program 17, page 2-11), the County Housing Authority's failure to fully utilize allocated vouchers should be considered a constraint on the maintenance of rental housing for all income levels. In comments provided to the Housing Authority on March 20, 2008, we estimate that the Housing Authority is only using 89% (18,264) of its 20,550 funded vouchers. The result is that over 2000 households who would otherwise receive vouchers have not, and that the County jeopardizes availability of maximum voucher funding in the future, as well.

#### 4) Policy Recommendations

Additionally, we would like to offer the following policy recommendations to the County as it prepares to revise and finalize the Draft. It is our hope that these recommendations can assist the County in developing policies to preserve its affordable housing stock:

Policy Recommendation 1: Housing Conservation and Improvement: Under Government Code Section 65583(c)(4), when developing programs designed to conserve and improve the condition of affordable housing stock, the County may include programs designed to mitigate the loss of dwelling units to public or private action. (*Ibid.*) One such strategy is to require one-to-one replacement of any housing units demolished to public or private action, enacting ordinances governing the demolition of housing units and conversion of housing units to other uses, maintaining long-term affordability restrictions on housing units, or rehabilitating residential homes and motels (SROs) for very low and low-income households including the homeless and those at-risk of homelessness. (HCD Q&A #54). The County should revise the programs

sections relating to the preservation of the affordable housing stock to include these strategies. (See Programs 22 to 25).

Policy Recommendation 2: Land Banking/Write-Downs (Program 7; p. 2-5): While we are generally in agreement with the goals and objectives of this program as set forth in the Draft, we would encourage the County to enhance the procedures relating to the development of land-banking strategies that are already in place, so that the County can realistically achieve the objective set forth in the Draft of developing an inventory of potential properties and establishing a land banking strategy (after identifying appropriate funding sources) in 2009. This would be in addition to revising the Draft to include an inventory of land sites available to non-profit housing providers for purchase, so that the County can prevent the loss of any opportunities to create low-income housing during this period of low prices to purchase property. We would also encourage the County to consider adopting a program to purchase foreclosed properties to make housing available for individuals at low-income and very low-income levels.

Policy Recommendation 3: Inclusionary Housing Program (Program 10; p. 2-7): We support the County's efforts to establish an inclusionary housing program to systematically ensure that new housing addresses the housing needs of individuals at all income levels.

Policy Recommendation 4: Use of Existing Strategies: To ensure use of its current programs, we encourage the County, in addition to resolving to promote its existing programs to developers, to adopt concrete objectives for housing production at income level including target years, site locations, and numerical targets for:

- (a) Program 3: Affordable Housing Density Bonus Program (p. 2-2)
- (b) Program 4: Infill Sites Utilization Program (p. 2-3)
- (c) Program 6: Transit Oriented Development (p. 2-4)

Policy Recommendation 5: Homeowner Fraud Prevention Program (Program 27; p. 2-17): We support the County's continued effort to provide counseling services to homeowners in or about to face foreclosure. But, given the fact that California currently is a leading state in the number of foreclosures in the country, the County should add an objective or a corollary program to participate in enforcement of state and local regulations related to prevention of fraud against homeowners together with enforcement agencies such as the Department of Consumer Affairs or Department of Real Estate, particularly because many of the victims of homeowner foreclosure rescue scams tend to be members of the special needs community (e.g. elderly, disabled) and are at times targeted because of their income or affinity status (e.g. very low-income; low-income; limited English proficiency).

Policy Recommendation 6: Coordination and Implementation (Program 28; p. 2-18): We are in support of the County's effort to convene a committee of staff representatives from various county offices to explore housing opportunities and help affordable housing developers navigate

the County's regulatory system and financial incentives for developing affordable housing. But, the Draft does not provide any timeframe for when the County plans to convene staff representatives from the DRP (Dept. of Regional Planning), CDC (Community Development Commission), DPW (Dept. of Public Works), FD (Fire Department) and Environmental Health to discuss the issues around development of affordable housing. Nor does the Draft specify a timeline for when it plans to create and implement the streamlined entitlements procedure to expedite development of affordable housing. The Draft should be revised to include this information.

#### 5) Five-Year Schedule of Actions Proposed

Under Government Code Section 65583 (c), the County's Draft must:

Include a program which sets forth a five-year schedule of action the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element through land use and development controls . . . In order to make adequate provision for the housing needs of all economic segments of the community, the program shall do all of the following:

(1) Identify actions that will be taken to make sites available during the planning period of the general plan with appropriate zoning and development standards with services and facilities to accommodate that portion of the city's or county's share of regional housing need for each income that could not be accommodated. Sites shall be identified as needed to facilitate and encourage the development of a variety of types of housing for all income levels, including multifamily rental housing . . . supportive housing, single-room occupancy units, emergency shelters, and transitional housing;

(2) Assist in the development of adequate housing to meet the needs of extremely low, very low, low-, and moderate-income housing;

(3) Address and, where appropriate and legally possible, remove all governmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and persons with disabilities. The program shall remove constraints to, and provide reasonable accommodations for housing designed for, intended for occupancy by, or with supportive services for persons, with disabilities;

(4) Conserve and improve the condition of existing affordable housing stock, which may include ways to mitigate the loss of dwelling units demolished by public or private action;

The County's Draft has not set forth a Five-Year Program of Actions in compliance with Government Code Section 65583 (c).

Redevelopment Funds: The County should revise the Draft to include information estimating the amount of funds it expects to accrue to the Low Moderate Income Housing Fund (LIMHF) and describe the planned uses for those funds. (HCD Q&A #37). The County has identified the Redevelopment Agency (CDC) as the responsible agency for implementing several of its programs (including Programs 7, 15, and 25), but has not stated the amount of funds that it has allocated or that it plans to allocate to the Programs. (See also specific comments on Program 7, *supra* at p. 5; see also comments to Programs 15, and 25 below.) The County should revise its Five-Year Program of Actions to include this information.

Inadequate Quantified Objectives: We note, also, that the County's quantified objectives fall far short of meeting the RHNA for new production at all income levels. (Table 2-1: Quantified Objectives, p. 2-19). Overwhelmingly, the quantified objectives are directed toward preservation and rehabilitation of housing that is already being provided [e.g., Section 8 Rental Assistance (3900 units); Ownership Housing Rehabilitation, Rental Housing Rehabilitation, and Public Housing Modernization (3,755 units)], while the housing **production** goals are modest at best [e.g., Countywide Affordable Rental Housing Construction (450 units); Redevelopment Housing Requirements (74 units); Homebuyer Assistance (200 very low-income units)]. The quantified objectives should separate the new construction goals from rehabilitation and conversation/preservation goals. (HCD Q&A #59). Moreover, because the quantified goals to produce only 730 new very low-income units<sup>1</sup> and only 522 new lower-income units<sup>2</sup> in the planning period fall far short of the RHNA of 14,425 very low-income units and 9,073 lower-income units, the Element should describe the analysis used to establish the reasonableness of these minimal quantified objectives. (HCD Q&A #60).

We offer additional comment on the following programs identified in the Draft's Five Year Program of Actions. These comments are meant to encourage the County to make numerical targets, goals, and objectives that will assist the County in meeting its RHNA requirement during this Element period.

Program 2: Removal of Governmental Constraints (p. 2-2)

Comment: This section is too vague to understand, and may not address all potential and actual governmental constraints. The County should revise this program to identify all potential and actual governmental constraints imposed on the County's ability to meet the RHNA requirement, and should identify specific goals and objectives that the County will employ during this Element period to remove them.

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<sup>1</sup> Countywide Affordable Rental Housing Construction (500); Redevelopment Housing Requirements (30); Homebuyer Assistance (200)

<sup>2</sup> Redevelopment Housing Requirements (22); Homebuyer Assistance (500)



Program 13: Countywide Affordable Rental Housing Development (p. 2-9)

Comment: While we are in general support of this development program of the County, we would encourage the County to aim higher. The stated goal of developing 450 units seems low, given that in the prior Housing Element period, the County produced 657 units through the same program. (See p. B-4, Program 10). The County should revise the Draft to state a higher goal (e.g. at least 1000 units) and should specify goals for production for lower-income, very low-income and extremely low-income units. (See additionally our comments on Quantified Objectives, *supra* at p. 7).

Program 15: Redevelopment Affordable Housing Requirements (p. 2-10)

Comment: In light of the County's past failure to construct affordable units in the West Altadena Project (p. B-15), the Draft should specifically state how the County plans to assist in the development of 14 affordable housing units in the West Altadena and the development of 60 affordable housing units in the Willowbrook Redevelopment Project Areas, in accordance with the replacement, housing production, and housing fund requirements.

Likewise, the County should set forth specific goals and objectives about how it plans to facilitate its development, as well as a target date it plans to construct the affordable housing units identified in the Draft. The County should also identify how much (either specific amount or a percentage) of redevelopment funds it plans to allocate towards these projects.

The Draft should also specify whether the units to be developed in the Willowbrook and West Altadena Redevelopment Project Areas are to be constructed in furtherance of the Redevelopment Agency's requirements to replace housing removed due to redevelopment activity, produce new affordable housing, or expend tax increment funds on housing.

Program 25: Preservation of At-Risk Housing (p. 2-16)

Comment: We support the County's commitment to preserve at-risk housing for the unincorporated areas of the County. We believe that the County's proposal to contact non-profits by 2010 to solicit interest in preserving at-risk housing projects represents a very delayed timeline, given that 75 units are set to expire 9/17/2011 and 338 more units in 2013. In addition to allocating Section 8 Housing Choice Vouchers for displaced households, the County should seek adequate Enhanced Vouchers to prevent displacement. The County should also identify qualified entities potentially interested in participating in the Offer of Opportunity to Purchase and Right of First Refusal Programs (Gov. Code §65863.11), and should commit to facilitate refinancing or purchase by qualified entities, if feasible. (HCD Q&A #55). Finally, the Draft should include quantified objectives to preserve the identified at-risk units.

April 1, 2008

Page 9

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I look forward to working with you as this Draft becomes finalized. Please do not hesitate to contact me at [ugochianaebere@nls-la.org](mailto:ugochianaebere@nls-la.org) or (626) 307-3668, if you have any questions, concerns, or would like to further discuss the contents of this letter.

Sincerely,

A handwritten signature in black ink, appearing to read "Ugochi L. Anaeber", with a long horizontal flourish extending to the right.

Ugochi L. Anaeber

Staff Attorney

cc: Paul McDougal, California Department of Housing and Community Development



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Chair Emeritus

\*Past Chairperson

April 1, 2008

## Housing Section

Regional Planning Commission of Los Angeles County  
320 West Temple Street, Room 1354  
Los Angeles, CA 90012

## Re: Comments on February 2008 Draft 2008-2014 Housing Element

Dear Honorable Regional Planning Commission Members:

Thank you for the opportunity to comment on the draft of the *County of Los Angeles General Plan Housing Element for 2008-2014*. Shelter Partnership is a regional nonprofit organization established in 1985 whose mission is to end homelessness by assisting in the development of housing for individuals and families in Los Angeles County who are homeless or at-risk of homelessness.

Our comments address the following: 1) the proposed strategy for meeting the unincorporated community's identified regional housing needs; 2) the document's treatment of housing for people with disabilities and the implementation of a reasonable accommodation procedure; and 3) the proposed implementation of SB 2 of 2007.

## Regional Housing Needs Allocation (RHNA)

We applaud the County's implementation of several affordable rental housing development programs; most notably the "Industry Funds" and its participation in the HUD Shelter Plus Care Program, both of which have been instrumental in the development of special needs housing for extremely low-income individuals, many of whom are homeless.

We are concerned, however, with the unlikelihood of the County meeting their RHNA needs in 2008-14 for extremely low and very low-income households. In the section *Progress toward RHNA, Table B-2* (page B-18), while the goal for the 1998 – 2005 period for very low-income households was 9,019 units, only 679 units were actually developed. That number equates to only 7.5% of the RHNA goal.

The RHNA allocations for the current planning period are even higher than those for the previous planning period at 7,212 for extremely low and 7,212 for very low-income households. However, the draft Housing Element gives no

indication that the County plans to have sufficient programs in place to meet the RHNA needs. Clearly, much more needs to be done to utilize both existing as well as new resources at the County's disposal if we are ever to come close to meeting the RHNA for extremely low and very-low income households.

In *Table 2-1: Quantified Objectives for 2008-2014* (page 2-19) you include the Section 8 Rental Assistance program as a means to preserve housing units for extremely low income households (1,560 units) and very low-income households (2,340 units). However, our understanding is that the federal HUD Section 8 Rental Assistance Program has been in serious decline and that the future is unlikely to be favorable.

Also, we question why the objectives in the "Countywide Affordable Rental Housing Construction Program" are so low at 225 units for extremely low and 225 units for very low-income households.

### **Meeting the Needs of Persons with Disabilities and Reasonable Accommodations**

Housing Element law requires that local governments identify actual and potential constraints upon the development of housing for people with disabilities and identify programs that remove those constraints. Gov't Code § 65583 (a) (4). Additionally, since 2001 Housing Element law also requires that local governments provide reasonable accommodation for housing for people with disabilities. Gov't Code § 65583 (c) (1) (B) (3). In order to effectuate this requirement, local governments must adopt written reasonable accommodation procedures. The County's draft Housing Element addresses these requirements at pp.3-37 through 3-40.

### **Definition of "Family"**

The County has acknowledged that its longstanding definition of "family" violates both California case law and federal and state fair housing laws and, accordingly, it proposes to eliminate the definition altogether. While the County is taking the correct step to eliminate the illegal definition, it should replace the current definition with a legal one. A definition of "family" is fundamental to a zoning code because it is used to determine what households may reside by right in low density residential zones. Historically, most definitions of family distinguished between related and unrelated individuals and limited the number of unrelated persons that could constitute a family. The effect of this definition was to prevent people with disabilities from residing together in low density residential zones. Both California case law and federal and state fair housing laws recognize that group living arrangements, whether licensed or not subject to licensure, may function like a family and, based on that use, be permitted to locate by right in low density residential zones.

In many instances, local governments have mischaracterized housing for people with disabilities as a boarding house use and restricted the use based on this error. Because County staff rely on the zoning regulations to determine use, a legal definition of family is necessary to provide clarity. Without such a definition, there is a significant likelihood that many living arrangements for people with disabilities would be mischaracterized and subject to a conditional use permit. This is particularly concerning given the use restrictions set forth in Table 3-30.

### Conditional Use Permit Requirements

The County requires a conditional use permit for all “adult residential facilities” for seven or more residents in all residential zones, regardless of the density (Table 3-30 at p. 3-37). While state law clearly pre-empts local regulation of both community care facilities and licensed drug and alcohol programs for six or fewer residents, nothing in the law requires imposing a conditional permit requirement on licensed homes for seven or more persons with disabilities.

The County’s regulation imposing a conditional use permit on licensed homes for more than six persons singles out housing for people with disabilities and imposes more requirements on these congregate living arrangements, violating federal and state fair housing laws. What is not clear from the County’s analysis is whether the County requires a conditional use permit for the full range of housing for persons with disabilities for more than six persons (i.e, sober living homes, other unlicensed congregate living arrangements). If so, then the County’s overall zoning scheme as to housing for people with disabilities violates federal and state fair housing laws and California case law and is an impediment requiring a program for removing this constraint.

### Reasonable Accommodation Procedure

The County was required to adopt a reasonable accommodation procedure in 2001 and there is no basis for furthering delaying adoption of a procedure. Numerous examples of local ordinances are available for the County to expeditiously prepare and adopt a reasonable accommodation procedure to further the development of housing for people with disabilities.

### **Implementation of SB 2 of 2007**

The County has proposed using the Director’s Review provisions set forth at Title 22, Part 12, §§ 22.56.1660 et seq. to implement SB2. These provisions provide the Planning Director with the authority to approve, disapprove or condition a development or site plan based on compliance with the County’s own land use and zoning regulations. The County must look to state Housing Element law for complying with the shelter siting requirements. Additionally, the Director’s Review involves a number of procedural steps and, also, automatic denial of a site plan if no County decision is made within 90 days, undercutting the “by right” siting provisions of SB 2.

SB 2 further requires that transitional housing and permanent supportive housing be treated the same as any other residential use within the same zone. According to the County’s Housing Element (page 3-39): “Transitional and supportive housing are not specifically defined in the County’s Zoning Ordinance. ...When the transitional or supportive housing is operated as group quarters, it is permitted or conditionally permitted under residential facilities. When the transitional or supportive housing is operated as regular rental apartments, it is permitted or conditionally permitted as apartments.” The Element goes on to state that the County’s Zoning Ordinance will be amended to include definitions of transitional housing and supportive housing.

We hope that in providing definitions for these residential uses, the County will follow the requirements of SB 2 and treat transitional and supportive housing the same as any other

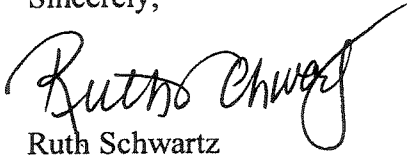
April 1, 2008

Page 4

residential use within the same zone. Based on Housing Element law, there is no basis for developing a definition that creates any distinctions, such as in how the transitional or supportive housing is operated. We encourage the County to complete this portion of the Zoning Ordinance Update Program as soon as possible.

We look forward to working with you to ensure that your Housing Element appropriately plans for housing for all residents of the unincorporated county, most notably extremely low and very-low income households. Should you wish to discuss any matters presented in this letter, please feel free to contact me at [rschwartz@shelterpartnership.org](mailto:rschwartz@shelterpartnership.org) or Nicky Viola, Senior Project Manager, at [nviola@shelterpartnership.org](mailto:nviola@shelterpartnership.org); or we can both be reached at our office number, 213-688-2188.

Sincerely,

A handwritten signature in black ink, appearing to read "Ruth Schwartz", with a stylized flourish extending from the end.

Ruth Schwartz  
Executive Director

cc: Cathy Creswell, California Department of Housing and Community Development



30141 AGOURA RD. ♦ STE. #100 ♦ AGOURA HILLS, CALIF. ♦ 91301-4332  
PHONE: (818) 706-0694 ♦ FAX: (818) 706-3752

April 2, 2008

Dept. of Regional Planning - County of Los Angeles  
Attn: Connie Chung  
320 W. Temple St., Rm. #1354  
Los Angeles, CA 90012  
Housing@Planning.LACounty.gov

**Re: Support for draft Housing Element (Hearing date - Apr. 2, 2008)**

Commissioners and Staff:

We at AMCAL Multi-Housing appreciate your strong commitment to affordable housing that is outlined in the draft Housing Element, which will be considered at the April 2 hearing.

Past failure to devise specific solutions for affordable housing has resulted in the current housing crisis, and this plan provides effective processes and incentives to increase the development of this much-needed housing.

We build affordable housing in Los Angeles County and throughout the state, and we actively pursue entitlements that include density bonuses and incentives for urban infill developments.

The programs in the Housing Element that can be effective are:

1. Inventory of available infill sites: This allows us to efficiently target sites that will have County support, and speed up long entitlement processes.
2. Removal of government restraints and density bonus program: Shortening the time to procure entitlements, or eliminating the need for discretionary entitlements entirely, reduces carrying costs (interest payments on loans). Higher densities create "economies of scale" for construction and fee waivers reduce development costs, which is vital to affordable housing.
  - a. Reduced parking is very helpful because of the very expensive cost of parking garages.
  - b. The County's maximum density of 30 du/a in R-3 zones is low, and density bonuses of 50% help to reduce construction costs by creating economies of scale.
3. Infill sites utilization program: Tax credit submittals require local subsidy in order to win awards, and these extra funds from CDC would be very effective in increasing the likelihood of winning an award, which is an extremely competitive application process.
4. Inclusionary housing: This is effective in cities like Santa Monica, Oxnard and elsewhere. The density bonuses are a fair trade-off for the construction of 10% affordable units.
5. Small lot subdivision: The HOA costs and lawsuits that are almost guaranteed for condominiums inhibit development. Small-lot houses are effective in reducing development costs and providing home ownership for more households, via a less expensive house.

Sincerely,

Darin Hansen

Vice President of Forward Planning and Entitlements

MARGARET DONWELLAN TOLLO  
COUNTY LIBRARIAN

April 2, 2008

TO: Connie Chung  
Housing Section  
Department of Regional Planning

FROM: Terri Maguire *Terri Maguire*  
Chief Deputy County Librarian

SUBJECT: **NOTICE OF CONSULTATION  
PROJECT NO. RADV T200700009  
GENERAL PLAN HOUSING ELEMENT UPDATE**

This is to provide you with written comments on the Notice of Consultation and Initial Study for the General Plan Housing Element Update project. We do not disagree with your preliminary determination that this project requires a Negative Declaration. However, your comments on Page 28, Section 3.d. of the Initial Study are confusing. While we understand that the Housing Element Update project by itself would not have an impact on libraries, population increase always has an impact on library services. The 16% projected growth in population in the unincorporated areas by the year 2014, as indicated in your draft General Plan Housing Element 2008-2014 (draft), will create additional demand for library services. Population increase adversely affects the service capacity of the County libraries to adequately serve the existing and future residents of its service areas.

In addition, we are providing the following changes to the "Libraries" section found on Page 3-58 of the draft. Please ensure that the General Plan also reflects this language.

## **LIBRARIES**

The County has established a developer fee program for library facilities. This program establishes a fee structure to mitigate the impact of residential developments on library facilities in the unincorporated areas served by the County Public Library system. Developers are required to pay the mitigation fee at the time a building permit is issued for each new residential unit. Seven library planning areas were established as part of this program. As of July 2007, the fee ranged from \$743 to \$775 per dwelling unit depending on the planning area. The differences in fee amount reflect the variation in land values among the seven library planning areas.

Serving the unincorporated areas of Los Angeles County and the cities of: Agoura Hills • Artesia • Avalon • Baldwin Park • Bell • Bell Gardens • Bellflower • Bradbury • Carson • Claremont • Compton • Cudahy • Culver City • Diamond Bar • Duarte • El Monte • Gardena • Hawaiian Gardens • Hawthorne • Hermosa Beach • Hidden Hills • Huntington Park • La Canada Flintridge • La Habra Heights • Lakewood • La Mirada • Lancaster • La Puente • La Verne • Lawndale • Lomita • Lynwood • Malibu • Manhattan Beach • Maywood • Montebello • Norwalk • Paramount • Pico Rivera • Rosemead • San Dimas • San Fernando • San Gabriel • Santa Clarita • South El Monte • South Gate • Temple City • Walnut • West Covina • West Hollywood • Westlake Village



~~The developer fee program was based on a projected population growth need for nearly 200,000 square feet of new library space in the unincorporated areas by the year of 2020. The fee is adjusted annually based on the Consumer Price Index and is updated periodically to assure that it continues to meet County the cost requirements to construct new and enhance existing library facilities., and is also adjusted annually based on the Consumer Price Index. The program also provides payment options, such as the donation of land, equipment or materials, or the construction of a facility in lieu of any portion of the fee allows the provision of substitute consideration in lieu of the library facilities mitigation fee.~~

The edited version should read as follows:

## **LIBRARIES**

The County has established a developer fee program for library facilities. This program establishes a fee structure to mitigate the impact of residential developments on library facilities in the unincorporated areas served by the County Public Library. Developers are required to pay the mitigation fee at the time a building permit is issued for each new residential unit. Seven library planning areas were established as part of this program. As of July 2007, the fee ranged from \$743 to \$775 per dwelling unit depending on the planning area. The differences in fee amount reflect the variation in land values among the seven library planning areas.

The developer fee program was based on projected population growth in the unincorporated areas by the year 2020. The fee is adjusted annually based on the Consumer Price Index and is updated periodically to assure that it continues to meet the cost requirements to construct new and enhance existing library facilities. The program also allows the provision of substitute consideration in lieu of the library facilities mitigation fee.

If you have any questions or need additional information, please contact Malou Rubio at (562) 940-8450 or Robert Seal at (562) 940-8422.

TM:DF:MR:vm

U:\STAFFSERVICES\DEVELOPER FEE\EIR\RADV T200700009 - Housing Element Update NOC.doc

c: David Flint, Assistant Director, Finance and Planning  
Malou Rubio, Staff Services  
Robert Seal, Capital Projects



# Shelter Partnership

www.shelterpartnership.org

523 West Sixth Street, Suite 616 ■ Los Angeles, California 90014 ■ Fax (213) 689-3188 ■ (213) 688-2188

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\*Past Chairperson

May 9, 2008

Ms. Connie Chung  
Housing Section  
Los Angeles County Department of Regional Planning  
320 West Temple Street  
Los Angeles, CA 90012



## Re: Follow-Up to April 16, 2008 Meeting on Draft 2008-2014 Housing Element

Dear Connie:

Thank you again for the opportunity to meet and provide follow-up on our comments to the draft of the *County of Los Angeles General Plan Housing Element for 2008-2014*.

While we applaud the housing element's inclusion of programs to study the feasibility of instituting inclusionary zoning and commercial linkage fee programs, as we discussed at our meeting on April 16 we are concerned with how the County plans to develop an adequate supply of housing for extremely low income households over the planning period.

Therefore, we strongly encourage the County to implement Section 8 project-based vouchers as outlined in HACoLA's *2008 Section 8 Administrative Plan*. Use of this subsidy, along with other resources and programs, will be critical to ensuring the successful development of special needs housing in your jurisdiction.

We look forward to reviewing the next draft of the housing element. Please feel free to contact me with any further questions.

Sincerely,

Ruth Schwartz  
Executive Director

May 23, 2008

Los Angeles County Department of Regional Planning  
Attention: Housing Section  
320 West Temple Street  
Los Angeles, CA 90012

Dear Housing Section supervisor:

At East Los Angeles Civic Center, so called, I found the enclosed housing questionnaire. Since I am facing serious problems in housing, I became motivated to complete the form and mail it to you.

In my responses to the questionnaire, I expressed the problems I have been facing, but I think that the problems are faced by other women, and perhaps men, in my age group and economic status. I am presently residing close to Mednick Avenue and Avenida Cesar E. Chavez, where there are houses/apartment units that belong to the County of Los Angeles, according to information from a resident in the Maravilla Projects, or whatever name the houses may have. This Maravilla resident said that she has a four-bedroom house, with two bathrooms, kitchen, living room, and that she pays almost "nothing." I asked which were the requirements to qualify for such "deal" She said: "You will not qualify anyway, you do not have children, I have four."

Last August, in another local city, I met a woman on the street and commented about my looking for a room to rent for I could not afford an apartment, given the fact that I am only receiving an stipend instead of a salary, for hard work that I perform for a "non-profit" benefited organization. She felt sorry for my situation, and she added that "indeed I had not been as lucky as she has been; She told me that she has no documents to be in the United States, but she went and applied for Section 8, and that "without any problem, she was given a unit with two bedrooms, and she brought her son to live with her; adding that her son was residing in el Salvador before, and he has not residence documents either. She said has been in Section 8 for almost 5 years, and has less than 10 years in the country.

I had a car accident back in August 1990 that caused disabilities. My compensation rights were not paid and no medical attention was provided. For this, my financial situation eroded.

I applied for housing since 2001. Each time I called to the LA County, I am told that I am on the list. At my last call to see which place I had on the list, the clerks said: "You are on the list, at the end of the list." I wrote a letter to document my requests and obtain a complete appropriate response. No timely response was received, and no help either..

I would like to know what are you doing to address the housing problem for single women who do not have children, are above 50, but less than 62. This segment of

population do not qualify for anything. The County and City of Los Angeles only have programs for people with children, and elderly, but not for women who are struggling looking for jobs, or working menial jobs for a federal stipend. The subsidy is to train, but properly the assignments for qualified applicants is only cheap labor; the non-profit agencies is who benefits from the work performed to no benefit to the person.

My mailing address is: 315 W. 9<sup>th</sup> Street, Los Angeles, CA 90015. Thanks.

Sincerely,

Olimpia Tovar Arzola

**Russett, Anne**

---

**From:** housing  
**Sent:** Thursday, May 29, 2008 9:07 PM  
**To:** Chung, Connie; Russett, Anne  
**Subject:** FW: Draft Housing Element

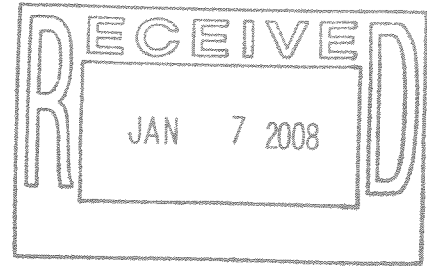
-----  
**From:** Kathy Porter[SMTP:KPORTWEST@ROADRUNNER.COM]  
**Sent:** Thursday, May 29, 2008 9:05:58 PM  
**To:** housing  
**Subject:** Draft Housing Element  
**Auto forwarded by a Rule**

Regional Planning Commission

I request that requirements that solar electric generation be required in the roofs of all new housing in Los Angeles County be included in the Housing Element. This will go a long way towards reducing the need for power generation in distant locations such as the Mojave Desert which requires the construction approximately 70 miles of additional high power transmission lines. Power needs to be generated close to the point of use as well as without fossil fuels.

Kathryn Porter  
42826 17th St. West  
Lancaster CA 93534

WE NEED YOUR FEEDBACK  
HOW HAS **HOUSING AFFECTED** YOU?



### Housing Questionnaire

1. Within unincorporated Los Angeles County, what community area do you live in?

KASSEL CANYON - 34 YEARS

2. What is the greatest housing issue(s) facing your community?

TOO MUCH BUILDING NEW "MANSION" TYPE  
MY OPINION

3. What type(s) of housing are most needed in your community (e.g. apartments, condominiums, etc.)?

TYPE THAT "FIT THE AREA" IF ANY.  
i.e. "RANCH" - 1-2 STORY SPLIT  
ACTUALLY NONE ARE NEEDED.  
MY OPINION

4. Who in your community is affected the most by high housing costs?

LOW INCOME FOLKS

MY OPINION

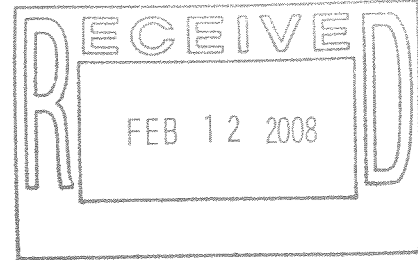
**Mail responses to:** LA County Department of Regional Planning  
Attn. Housing Section  
320 West Temple Street  
Los Angeles, CA 90012

**Email responses to:** [housing@planning.lacounty.gov](mailto:housing@planning.lacounty.gov)

**Fax responses to:** 213/ 626-0434

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WE NEED YOUR FEEDBACK  
HOW HAS **HOUSING AFFECTED** YOU?



**Housing Questionnaire**

1. Within unincorporated Los Angeles County, what community area do you live in?

Rowland Heights

2. What is the greatest housing issue(s) facing your community?

Affordability.

3. What type(s) of housing are most needed in your community (e.g. apartments, condominiums, etc.)?

We have plenty of apartments, townhomes, condos, and homes.

4. Who in your community is affected the most by high housing costs?

Those who make less than \$50,000 a year. Or like me who make less than \$32,000

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WE NEED YOUR FEEDBACK  
HOW HAS HOUSING AFFECTED YOU?

**Housing Questionnaire**

1. Within unincorporated Los Angeles County, what community area do you live in?

EAST LOS ANGELES, CA 90022 -

2. What is the greatest housing issue(s) facing your community?

ABUSE AND VIOLATIONS OF CALIFORNIA TENANTS' RIGHTS  
IT IS NECESSARY TO ENFORCE TENANTS' RIGHTS  
WITH ACCESSIBILITY TO GOVERNMENT PROTECTION  
AND ENFORCEMENT, TIMELY.

3. What type(s) of housing are most needed in your community (e.g. apartments, condominiums, etc.)?

SINGLE UNITS WITH SHARED COMMON AREAS  
AFFORDABLE HOUSING FOR SINGLE WOMEN  
WHO ARE NOT AT THE AGE OF RETIREMENT  
AND WHO DO NOT HAVE CHILDREN.

4. Who in your community is affected the most by high housing costs?

POOR WOMEN, OVER 50, WITH  
DISABILITIES THAT EXIST BUT ARE  
IGNORED OR NOT SO OBVIOUS.

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WE NEED YOUR FEEDBACK  
HOW HAS HOUSING AFFECTED YOU?

**Housing Questionnaire**

1. Within unincorporated Los Angeles County, what community area do you live in?

COMPTON, 15501 So. McKinley Ave.

2. What is the greatest housing issue(s) facing your community?

PEOPLES BEEN PUT OUT THERE HOMES + giving NO CON-  
SOLIDATION.

3. What type(s) of housing are most needed in your community (e.g. apartments, condominiums, etc.)?

HOUSING @ TWO + (3) THREE BED ROOMS.

4. Who in your community is affected the most by high housing costs?

Low Income Family

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Velma Kidd  
(310) 763 5116

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Russett, Anne

HOUSING QUESTIONNAIRE

**From:** housing  
**Sent:** Thursday, October 18, 2007 9:51 AM  
**To:** Chung, Connie; Russett, Anne  
**Subject:** FW: Housing element meeting: SD3 (Santa Monica Mtns. north - Agoura - Calabasas)

-----  
**From:** Jay Ross[SMTP:JAY@AMCALHOUSING.COM]  
**Sent:** Thursday, October 18, 2007 9:51:20 AM  
**To:** housing  
**Subject:** Housing element meeting: SD3 (Santa Monica Mtns. north - Agoura - Calabasas)  
**Auto forwarded by a Rule**

#### Housing Questionnaire

1. Which community - Santa Monica Mtns. north - Agoura - Calabasas.
2. Greatest housing issues - Wealthy area, so few affordable units and fewer affordable subsidized units are built. Land costs are too high, so more public subsidy is needed from CDC.
3. What types needed - Apartments and other higher density housing. Only way to deal with high land costs, to spread out development costs over more units to reduce the per-unit costs.
4. Who is most affect - Low-wage workers, middle-class workers (teachers, school maintenance, vets) who cannot afford to live in wealthy communities in which they work because of expensive housing. They must commute long distances to locations that have cheaper housing.
5. Other comments - Tax-credit financing is the best way to build large amounts of affordable housing. To do that, the CDC must provide grants of \$5,000,000 per project (~20% of project budget) in order for the state to award the tax credits. Otherwise, they won't fund the project. Also, to get tax credits in rich areas, the project must qualify under the "balanced communities" criteria. To do that, an inclusionary housing ordinance must be in place (like in Santa Monica), and that ordinance must state that there is a need for affordable housing in specific rich areas and require builders to build it there (like in Santa Monica).

Thanks,

Jay

Jay Ross  
Development associate  
AMCAL Multi-Housing  
30141 Agoura Rd., Ste. #100  
Agoura Hills, CA 91301-4332  
phone: (818) 706-0694 ext. 128  
cel: (818) 974-2843 (only on if I leave office, I will indicate on my voicemail if you can reach me via cel)  
fax: (818) 706-3752  
email: [Jay@AmcalHousing.com](mailto:Jay@AmcalHousing.com)

\* Visit our website: [www.AmcalHousing.com](http://www.AmcalHousing.com) for project information and career opportunities.

WE NEED YOUR FEEDBACK  
HOW HAS HOUSING AFFECTED YOU?

Housing Questionnaire

1. Within unincorporated Los Angeles County, what community area do you live in?

own Commercial Bldg - owner in Pearblossom at corner  
Longview Road & Pearblossom Hwy. JOBERSON REALTY  
Previously lived in Pearblossom - New Palmdale.

2. What is the greatest housing issue(s) facing your community?

Very slow Real Estate Market both houses, Commercial  
Few affordable Rentals

3. What type(s) of housing are most needed in your community (e.g. apartments, condominiums, etc.)?

apartments needed but Section 8 makes bldg. difficult  
& expensive - SABA necessary.

4. Who in your community is affected the most by high housing costs?

young family & seniors who need to rent just entering  
workforce cannot afford to buy. & seniors

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WE NEED YOUR FEEDBACK  
HOW HAS **HOUSING AFFECTED** YOU?

**Housing Questionnaire**

1. Within unincorporated Los Angeles County, what community area do you live in?

*Area above Albertson's  
(Culma + Azusa)*

2. What is the greatest housing issue(s) facing your community?

*Overpopulation for traffic  
reasons we get w/ heavy traffic,  
Puente Hills Mall traffic  
plus people cutting across area going  
to work.*

3. What type(s) of housing are most needed in your community (e.g. apartments, condominiums, etc.)?

*none from the city*

4. Who in your community is affected the most by high housing costs?

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WE NEED YOUR FEEDBACK  
HOW HAS HOUSING AFFECTED YOU?

**Housing Questionnaire**

1. Within unincorporated Los Angeles County, what community area do you live in?

CLAYO —

2. What is the greatest housing issue(s) facing your community?

I don't know enough to answer - I live  
in a remote canyon —

3. What type(s) of housing are most needed in your community (e.g. apartments, condominiums, etc.)?

4. Who in your community is affected the most by high housing costs?

No one I know of!

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WE NEED YOUR FEEDBACK  
HOW HAS **HOUSING AFFECTED** YOU?

**Housing Questionnaire**

1. Within unincorporated Los Angeles County, what community area do you live in?

City of Palmdale

2. What is the greatest housing issue(s) facing your community?

need for affordable housing - single family homes  
and multi-family residential,

3. What type(s) of housing are most needed in your community (e.g. apartments, condominiums, etc.)?

Apartments & Condominiums

4. Who in your community is affected the most by high housing costs?

Seniors, low income families, disabled persons.  
Young families.

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WE NEED YOUR FEEDBACK  
HOW HAS HOUSING AFFECTED YOU?

**Housing Questionnaire**

1. Within unincorporated Los Angeles County, what community area do you live in?

QUARTZ HILL

2. What is the greatest housing issue(s) facing your community?

AFFORDABLE HOUSING - COMMUNITY SAFETY

3. What type(s) of housing are most needed in your community (e.g. apartments, condominiums, etc.)?

BALANCED GROWTH →

4. Who in your community is affected the most by high housing costs?

YOUNG FAMILIES - SENIORS HOUSING

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WE NEED YOUR FEEDBACK  
HOW HAS HOUSING AFFECTED YOU?

**Housing Questionnaire**

1. Within unincorporated Los Angeles County, what community area do you live in?

*Lake Los Angeles*

2. What is the greatest housing issue(s) facing your community?

*Keeping them occupied*

3. What type(s) of housing are most needed in your community (e.g. apartments, condominiums, etc.)?

4. Who in your community is affected the most by high housing costs?

*Families & Seniors*

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WE NEED YOUR FEEDBACK  
HOW HAS **HOUSING** AFFECTED YOU?

**Housing Questionnaire**

1. Within unincorporated Los Angeles County, what community area do you live in?

I live in city of Lancaster

2. What is the greatest housing issue(s) facing your community?

Homelessness, affordable housing

3. What type(s) of housing are most needed in your community (e.g. apartments, condominiums, etc.)?

apartments for low income singles & families

4. Who in your community is affected the most by high housing costs?

Disabled + single individuals

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WE NEED YOUR FEEDBACK  
HOW HAS HOUSING AFFECTED YOU?

**Housing Questionnaire**

1. Within unincorporated Los Angeles County, what community area do you live in?

Quartz Hill

2. What is the greatest housing issue(s) facing your community?

High Cost - Affordability  
Not enough rentals - Apts, condos, duplex, triplex

3. What type(s) of housing are most needed in your community (e.g. apartments, condominiums, etc.)?

Senior transitional housing  
Multi Family - Apts. & Condos

4. Who in your community is affected the most by high housing costs?

Entry Level Buyers  
→ ~~Seniors~~ <sup>org term residents</sup> trapped by prop 13 (not always able to move due to higher property taxes at new location)

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WE NEED YOUR FEEDBACK  
HOW HAS **HOUSING AFFECTED** YOU?

**Housing Questionnaire**

1. Within unincorporated Los Angeles County, what community area do you live in?

Altadena

2. What is the greatest housing issue(s) facing your community?

a great need for low income housing

3. What type(s) of housing are most needed in your community (e.g. apartments, condominiums, etc.)?

① bungalow courts, ② 2nd units, ③ condos

4. Who in your community is affected the most by high housing costs?

almost everyone, especially young people (20-30s) and seniors

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**Housing Questionnaire**

1. Within unincorporated Los Angeles County, what community area do you live in?

LA City - El Segundo & Figueroa

2. What is the greatest housing issue(s) facing your community?

Having infested apt.

3. What type(s) of housing are most needed in your community (e.g. apartments, condominiums, etc.)?

Houses, condominiums

4. Who in your community is affected the most by high housing costs?

My Mother and Sister

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HOW HAS **HOUSING AFFECTED** YOU?

**Housing Questionnaire**

1. Within unincorporated Los Angeles County, what community area do you live in?

ALTADENA

2. What is the greatest housing issue(s) facing your community?

Gentrification & TOO MUCH DENSITY/  
IN NEW PROJECTS

3. What type(s) of housing are most needed in your community (e.g. apartments, condominiums, etc.)?

Granny units, Bungalow Courts,  
I know lots of working altadenians who are  
Having a difficult time finding a small  
Decent affordable unit

4. Who in your community is affected the most by high housing costs?

Unmarried working mothers

✓  
Special  
needs  
pop.

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WE NEED YOUR FEEDBACK  
HOW HAS **HOUSING AFFECTED** YOU?

**Housing Questionnaire**

1. Within unincorporated Los Angeles County, what community area do you live in?

Rowland Heights

2. What is the greatest housing issue(s) facing your community?

Need more single family homes clustered around park and shopping areas, with trails, bike paths, walkways linking houses to central areas

3. What type(s) of housing are most needed in your community (e.g. apartments, condominiums, etc.)?

Single family homes. Already have apartments, HUD housing and condos.

4. Who in your community is affected the most by high housing costs?

First time homebuyers

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**NOTICE OF PUBLIC HEARING  
PROPOSED UPDATE TO THE HOUSING ELEMENT OF THE GENERAL PLAN**

**NOTICE IS HEREBY GIVEN** that the Regional Planning Commission of the County of Los Angeles has recommended approval of the proposed update to the Housing Element of the Los Angeles County General Plan for the planning period of 2008-2014. The Housing Element Update consists of technical revisions to address the Regional Housing Needs Assessment (RHNA) allocation prepared by the Southern California Association of Governments (SCAG), revisions to reflect recent changes in the State Housing Element Law, updated analyses on housing needs and constraints to meeting housing needs, and new programs to help meet the County's housing production goals, pursuant to Sections 65580-65589 of the California Government Code. As required by State Housing Element Law, the Housing Element must be updated regularly and certified by the State Department of Housing and Community Development (HCD).

The Housing Element is a policy document that plans for the preservation, improvement and development of housing for all economic segments of the population and households with special needs by analyzing existing, adopted land uses for the potential capacity to meet those needs.

**NOTICE IS ALSO HEREBY GIVEN** that a public hearing will be held before the Board of Supervisors, Kenneth Hahn Hall of Administration, 500 West Temple Street, Los Angeles, California 90012 at \_\_\_\_\_ a.m. on \_\_\_\_\_ pursuant to said Title 22 of the Los Angeles County Code and Title 7 of the California Government Code (Planning and Zoning Law) for the purpose of hearing testimony relative to the adoption of the proposed update to the Housing Element of the General Plan.

Written comments may be sent to the Executive Office of the Board of Supervisors at the above address. Copies of related materials are available for review at locations throughout the unincorporated areas or online at <http://planning.lacounty.gov/housing.htm>. If you do not understand this notice or would like more information, please call the Housing Section at (213) 974-6425.

Pursuant to the California Environmental Quality Act and County Guidelines, a Negative Declaration has been prepared that shows that the proposed project will not have a significant effect on the environment.

**ADA ACCOMMODATIONS:** If you require reasonable accommodations or auxiliary aid and services such as material in alternate format or a sign language interpreter, please contact the Americans with Disabilities Act Coordinator at (213) 974-6488 (Voice) or (213) 617-2292 (TDD), with at least three business days notice.

*Si no entiende esta noticia o necesita mas información, por favor llame este numero: (213) 974-6425.*

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SACHI A. HAMAI  
EXECUTIVE OFFICER-CLERK OF  
BOARD OF SUPERVISORS

**COUNTY OF LOS ANGELES  
DEPARTMENT OF REGIONAL PLANNING**

**LIST OF PERSONS TO BE NOTIFIED**

The *List of Persons to be Notified* has been submitted to the Executive Office of the Board of Supervisors.



## **RESOLUTION OF THE BOARD OF SUPERVISORS COUNTY OF LOS ANGELES TO ADOPT THE UPDATE TO THE HOUSING ELEMENT OF THE GENERAL PLAN**

**WHEREAS**, the Board of Supervisors of the County of Los Angeles has conducted a public hearing on the matter of the update to the Los Angeles County Housing Element, pursuant to the State Housing Element Law (§§65580-65589.8 of the California Government Code), on July 29, 2008; and

**WHEREAS**, the Board finds as follows:

1. The Board of Supervisors adopted the General Plan, pursuant to California Government Code §65300, on November 25, 1980; and
2. The General Plan must contain a Housing Element that sets forth goals, policies and programs for the preservation, improvement and the development of housing for all income groups and persons with disabilities; and
3. The Housing Element is required to be updated periodically to, among other things, evaluate the appropriateness and effectiveness of a local jurisdiction's housing goals, objectives and policies with respect to that local jurisdiction providing for their fair share of the regional housing need, as required by California Government Code §65588; and
4. The Southern California Association of Governments (SCAG) undertakes a Regional Housing Need Assessment ("RHNA") and determined that the County's fair share of the regional housing need for the period July 1, 2008-June 30, 2014 is as follows: 14,425 units for very low income households; 9,073 units for lower income households; 9,816 units for moderate income households; and 23,862 units for above moderate income households; and
5. California Government Code §65583.2 requires that a local jurisdiction's inventory of land suitable for residential development shall be used to identify sites that can be developed for housing within the planning period and that are sufficient to provide for the local jurisdiction's share of the regional housing need for all income levels; and
6. The Proposed Housing Element includes an inventory of land suitable for residential development, including vacant sites and sites having the potential for redevelopment, which is supported by a comprehensive analysis on realistic capacity; and
7. The Proposed Housing Element concludes that the County unincorporated areas have the appropriate and realistic capacity to meet the RHNA through a variety of housing types and to address the housing needs of special needs groups; and
8. California Government Code §65583 requires that a Housing Element establish goals, quantified objectives and policies relative to the maintenance, preservation, improvement, and development of housing; and
9. The Proposed Housing Element establishes goals, quantified objectives and policies to formulate the County's housing strategy, guides the implementation of housing programs, guides the County in making decisions related to housing issues, and guides the public in understanding the general direction of the County's housing policies; and
10. California Government Code §65583 requires that a Housing Element include a program that sets forth a schedule of actions during the planning period that the local jurisdiction is undertaking or intends to undertake to implement the policies and achieve the goals

and objectives of the Housing Element through the administration of land use and development controls, the provision of regulatory concessions and incentives, and other means; and

11. The Proposed Housing Element identifies programs for the 2008-2014 planning period, which implement the County's housing goals and policies regarding housing availability, housing affordability, neighborhood and housing preservation, equal housing opportunity, and implementation and monitoring; and
12. California Government Code §65583 requires that a Housing Element include an analysis of population and employment trends, existing and projected housing needs including any special housing needs, and other housing needs assessments; and
13. The Proposed Housing Element includes an analysis of population and employment trends, an assessment of existing and projected housing needs for all income levels; an assessment of special housing needs, and an assessment of at-risk assisted housing development needs; and
14. California Government Code §65583 further requires that a Housing Element include an analysis of governmental and nongovernmental constraints to housing development, maintenance and improvement for all income levels; and
15. The Proposed Housing Element includes an analysis of governmental constraints, environmental and safety constraints, infrastructure constraints and market constraints relevant to the meeting of housing needs for all income levels; and
16. The Proposed Housing Element, as amended during the course of the Regional Planning Commission ("RPC") public hearings, is responsive to the revisions recommended in a letter dated April 29, 2008 to the Director of Planning by the California Department of Housing and Community Development ("HCD") as part of the statutory 60-day review of the draft Housing Element; and
17. The Proposed Housing Element, as amended during the course of the RPC public hearings, is responsive to the recommendations made by various County Departments and members of the public; and
18. Adoption of the Proposed Housing Element by resolution will satisfy the requirements of California Government Code §65585; and
19. Upon adoption, the County will submit the Housing Element for certification review, pursuant to California Government Code §65585; and
20. The Housing Element must be certified to comply with the State Housing Element Law; and
21. The State prioritizes funding for State housing programs for local jurisdictions with certified Housing Elements; and
22. An Initial Study was prepared for the Proposed Housing Element in compliance with the California Environmental Quality Act ("CEQA") and the County's environmental guidelines and reporting procedures, which demonstrates that there is no substantial evidence that the Proposed Housing Element will have a significant effect on the environment. Based on the Initial Study, the Department of Regional Planning has prepared a related Negative Declaration for the Proposed Housing Element; and

23. California Government Code §65583(c)(7) requires that a local jurisdiction's Housing Element describe the means by which consistency will be achieved with other General Plan Elements and community goals; and
24. The Proposed Housing Element is consistent with the purpose, intent and provisions of the General Plan; and
25. At the time of adoption of the forthcoming General Plan Update, the County will amend the Housing Element, as needed, to demonstrate the continued ability to accommodate the RHNA under the updated General Plan Land Use Element.

**THEREFORE, BE IT RESOLVED THAT** the Board of Supervisors of the County of Los Angeles:

1. Considers the proposed Negative Declaration that was prepared for the Proposed Housing Element, certifies that it has been completed in compliance with the California Environmental Quality Act ("CEQA") and the State and County guidelines related thereto, finds on the basis of the whole record before it that there is no substantial evidence that the Proposed Housing Element will have a significant effect on the environment and that the Negative Declaration reflects the independent judgment and analysis of the County, and adopts the Negative Declaration; and
2. Finds that the policies and proposals contained in the Proposed Housing Element, considered individually and cumulatively, do not adversely affect the internal consistency of the Los Angeles County General Plan; and
3. Adopts the Proposed Housing Element to the Los Angeles County General Plan as the 2008-2014 Los Angeles County Housing Element (Fourth Revision), and repeals the existing Housing Element (Third Revision) adopted on October 23, 2001.

The foregoing resolution was on the 5<sup>th</sup> day of August, 2008, adopted by the Board of Supervisors of the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies and authorities for which said Board so acts.



SACHI A. HAMAI, Executive Officer-  
Clerk of the Board of Supervisors of  
The County of Los Angeles

By [Signature]  
Deputy

APPROVED AS TO FORM:

RAYMOND G. FORTNER, JR.  
County Counsel

By [Signature]  
Deputy